

PLANNING DEPARTMENT
SHORELINE SETBACK APPLICATION

| | |
|---------------------------|-----------|
| FOR OFFICIAL USE ONLY: | |
| SSD | 201 9- 16 |
| Acceptance Date: | 9.23.18 |
| Website Posting Date: | 9.27.18 |
| Determination Date: | 9.23.18 |
| Planning Commission Date: | 10.9.18 |
| Expiration Date: | 10.9.21 |
| Planner Assigned: | JL |

Instructions: File all information requested under Part A for processing the Determination of Applicability (§8-27.1), including signature page. Fill out Parts A and B if you know that your parcel will require a Certified Shoreline Survey, due to the proximity to the shoreline. If you are proposing a permitted structure or subdivision within the shoreline setback area fill in Part C. For applications involving a variance, complete Part D.

| | |
|--|---|
| Applicant Information | |
| Applicant: | KAHU'AINA HOLDINGS LLC |
| Mailing Address: | c/o Belles Graham Proudfoot Wilson & Chun, LLP 4334 Rice Street, Suite 202, Lihue, Kauai, Hawaii 96766 |
| Phone: | (808) 245-2163 |
| Email: | ikj@kauai-law.com |
| Applicant's Status: (Check one) | |
| <input type="checkbox"/> Owner of the Property | (Holder of at least 75% of the equitable and legal title) |
| <input type="checkbox"/> Lessee of the Property | Lessee must have an unexpired and recorded lease of five (5) years or more from the date of filing of this application. If not, Owner(s) must provide a Letter of Authorization. |
| <input checked="" type="checkbox"/> Authorized Agent | Attach Letter of Authorization |
| Transmittal Date: | JULY 16, 2018 |

| | |
|--|---|
| Project Information (attach additional sheets, if necessary) | |
| County Zoning District: | AGRICULTURE/OPEN |
| Tax Map Key(s): | (4) 5-1-003:006 |
| Land Area: | 325.178 acres |
| Nature of Development: (Description of proposed structure or subdivision) | CARPORT, OPEN SHED, BBQ PIT AREA/ROOF, POOL, AND RETAINING WALL, AS SHOWN ON THE ENCLOSED SITE PLANS. |

NO PERMITS WILL BE ISSUED WITHOUT PLANNING COMMISSION ACCEPTANCE,
EXCEPT AS PROVIDED IN §8-27.8(c)(8)

Part A

Shoreline Setback Determination of Applicability (§8-27.1)

Check all that apply, fill in applicable information. Any box checked must be accompanied by additional information, photos and/or documentation.

- Property is Abutting the Shoreline
☒ Proposed project's approximate distance from shoreline (based on aerial map): 350 - 550 ft.
- Property is Not Abutting the Shoreline
☐ Proposed project's approximate distance from shoreline (based on aerial map): _____ ft.
- Additional Information:
☒ Shoreline Change (Erosion/Accretion) Rate: .2 - .4 ft./year
(Information available here: www.soest.hawaii.edu/coasts/kauaiconty/KCounty.html)
☐ Number and description of parcels (including roads, buildings, structures) between Shoreline and this parcel:

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PLANNING DEPARTMENT
SHORELINE SETBACK APPLICATION

- ☒ Topography (undulating, flat, slope, etc.) and ground elevation of subject parcel (Lowest and Highest elevations)

SLOPE. THE PROPOSED ACCESSORY STRUCTURES ARE LOCATED AT AN ELEVATION OF APPROXIMATELY 100 FEET. SEE, EXHIBITS.

- ☒ Shoreline type (e.g. beach, dune, rocky, sandy with rocky outcropping, etc.)

SANDY WITH ROCKY OUTCROPPINGS; OUTER REEF BARRIER. SEE, EXHIBITS.

- ☐ Artificially armored Shoreline

☐ If checked, what type of armoring (e.g. seawall, revetment, bulkhead): _____

☐ Is the armoring permitted/authorized? _____

☐ Date of authorization (attach copy of authorization letter): _____

- ☐ Is property in coastal floodplain (if checked, what zone)? _____

- ☒ Has this property been subject to coastal hazards (i.e. flooding, erosion, tsunami, etc.) in the past?

NOT TO OUR KNOWLEDGE.

PLEASE NOTE:

Any misrepresentation of information in this shoreline setback application will result in revocation of this determination and may result in fines and criminal prosecution.

Applicant's Signature

Signature

7/16/18
Date

Applicability (to be completed by Planning Department)

- ☒ Setback Determination necessary. Requirements of Ordinance No. 979 are applicable.

- ☐ Setback Determination is NOT necessary. Requirements of Ordinance No. 979 are not applicable.

Planning Director or designee

9.23.18
Date

If **Part A** has been deemed that a Determination will be necessary, the additional information will be required for submission of this application.

Part B

- ☒ A non-refundable processing fee of **one hundred dollars (\$100.00)** shall accompany a request for determination. (§8-27.8(e))
- ☒ An aerial map/image (ex. Google Maps or Google Earth) with a line drawn from the shoreline/vegetation line (approximate shoreline) to the proposed project and the calculated distance in feet.
- ☒ A detailed Plot Plan **to scale** with all existing and proposed structures including driveways, visible lot coverage, setbacks and measurement details, fences, gates, and walls, etc.
- ☒ Building Permit Number (If building plans submitted)



PLANNING DEPARTMENT
SHORELINE SETBACK DETERMINATION

Exemption Determination

☐

Exemption 1

In cases where the proposed structure or subdivision satisfies the following four criteria:

- (A) In cases where the proposed structure or subdivision is located outside of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 'V' or 'VE' flood zones;
- (B) The proposed structure or subdivision is located at an elevation which is thirty (30) feet above sea level or greater;
- (C) The applicant can demonstrate to the satisfaction of the Planning Director that the property is clearly adjacent to a rocky shoreline and that it will not affect or be affected by coastal erosion or hazards; and
- (D) The shoreline setback shall be sixty (60) feet from the certified shoreline which has been established not more than twelve (12) months from the date of the application for the exception under this section.

☒

Exemption 2

In cases where the applicant can demonstrate to the satisfaction of the Planning Director that the applicant's proposed structure or subdivision will not affect beach processes, impact public beach access, or be affected by or contribute to coastal erosion or hazards, excluding natural disasters. Factors to be considered shall include, but not be limited to, proximity to the shoreline, topography, properties between shoreline and applicant's property, elevation, and the history of coastal hazards in the area.

☐

Exemption 3

Pursuant to §8-27.7, those structures and uses found exempt in Table 3 (see pg. 7) including repairs and renovations to a lawfully existing structure, including nonconforming structures, provided that:

- (A) The repairs DO NOT enlarge, add to or expand the structure; increase the size or degree of non-conformity; or intensify the use of the structure or its impact on coastal processes;
- (B) The repairs DO NOT constitute a substantial improvement of the structure; and
- (C) The repairs are permitted by the Comprehensive Zoning Ordinance, Development Plans, building code, floodplain management regulations, special management area requirements under HRS Chapter 205A and any other applicable rule or law.

☐

Letter from the Department of Public Works stating that the proposed project does **NOT** constitute "Substantial Improvement," pursuant to §8-27.2 (If applicable, will require valuation of project).

Exemption Determination (to be completed by Planning Department)

☒

Pursuant to §8-27.3 the Kaua'i County Code, 1987 as amended, the Planning Department hereby certifies the proposed structure(s) or subdivision(s) as exempt from those shoreline setback determination requirements established under §8-27.8.

☐

Pursuant to §8-27.7 the Kaua'i County Code, 1987 as amended, the proposed structure(s) is permitted within the shoreline setback area. While exempt from those shoreline setback determination requirements established under §8-27.8, the proposed structure(s) is subject to the conditions of §8-27.7(b). (See pg. 8)

Planning Director or designee

Date

☐

Additional comments/conditions:



PLANNING DEPARTMENT
SHORELINE SETBACK DETERMINATION

Part C

Shoreline Setback Determination (§8-27.8)

(This document is the request for a shoreline setback structure or subdivision determination form.)

Please complete this section if you are proposing a structure or subdivision that is *not* exempt (pursuant to Part B) and requires a certified shoreline. Determination of applicability (**Part A**) from the Planning Director shall first be obtained.

| Certified Shoreline | |
|---|---------------|
| Select the appropriate option: | |
| <input type="checkbox"/> Certified Shoreline | |
| <input type="checkbox"/> Survey Map (showing Certified Shoreline, Shoreline Setback, and Structure(s) OR Subdivision) | |
| <input type="checkbox"/> Average Lot Depth: _____ ft. | |
| <input type="checkbox"/> Setback (Table 1 or Table 2): _____ ft. | |
| <input type="checkbox"/> Affidavit: Statement of inability to certify shoreline, pursuant to §8-27.3(d) | |
| _____ Planning Director or its designee | _____ Date |

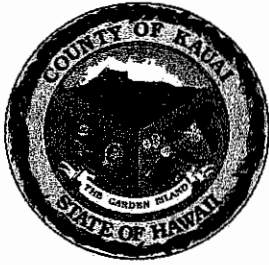
| Public Projects less than \$125,000 | |
|--|--|
| <input type="checkbox"/> Public Projects less than \$125,000 Declaration ((§8-27.8(c)(2))) | |
| _____ Planning Director or designee | |
| _____ Date | |
| <input type="checkbox"/> Certified Shoreline Required | |
| <input type="checkbox"/> Certified Shoreline Not Required | |

Describe proposed structure(s), including but not limited to the landscaping plan (please attach):

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Explain how the proposed structure is in compliance with §8-27.8(c)(2) (attach additional information if necessary):

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PLANNING DEPARTMENT SHORELINE SETBACK VARIANCE

Part D

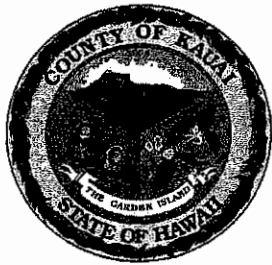
Shoreline Setback Variance (§8-27.9)

This part is the request for a shoreline setback variance. In addition to the documentation and information requested in Parts A, B, and C, the Applicant applying for a variance is required to submit all required information, per §8-27.9 listed in the checklist below.

- ☐ A non-refundable administrative fee of three hundred dollars (\$300.00).
- ☐ Certification from the owner or lessee of the lot which authorizes the application for variance;
- ☐ An environmental assessment and or EIS, if required, prepared in accordance with HRS Chapter 343, and the environmental impact statement rules and applicable guidelines of the State of Hawai'i;
- ☐ The names, addresses, and the tax map key identification of owners of real property situated adjacent to and abutting the boundaries of the land on which the proposed structure or subdivision and/or landscaping is to be located; or operation is to occur (attach information);
- ☐ A site plan of the shoreline setback area, drawn to scale, showing:
 - ☐ Existing natural and man-made features and conditions within;
 - ☐ Existing natural and man-made features and conditions along properties immediately adjacent to the shoreline setback area and proposed improvements;
 - ☐ The certified shoreline and the shoreline setback line (submitted under **Part B**);
 - ☐ Contours at a minimum interval of two (2) feet unless waived by the Director; and
 - ☐ Proposed development and improvements showing new conditions with a typical section (if a structure).
- ☐ A copy of the certified shoreline survey map of the property (submitted under **Part B**);
- ☐ Detailed justification of the proposed project, which addresses the purpose and intent of these rules and the criteria for approval of a variance (attach written statement);
- ☐ Analysis and report of coastal erosion rates and coastal processes; and
- ☐ Any other information required by the Director (listed below).

Any structure approved within the shoreline setback area by variance shall not be eligible for protection by shoreline hardening during the life of the structure, and this limitation and the fact that the structure does not meet setback requirements under §8-27.3 and could be subject to coastal erosion and high wave action shall be written into a unilateral agreement that is recorded by the Bureau of Conveyances of Land Court, as the case may be. A copy of the unilateral agreement shall be submitted to the Planning Department prior to the issuance of the required zoning and/or shoreline setback variance. Failure of the grantor to record these deed restrictions shall constitute a violation and the grantor shall be subject to the penalties set forth in this Article 3.

For any structure approved within the shoreline setback area by variance, the Applicant shall agree in writing that the Applicant, its successors and permitted assigns shall defend, indemnify and hold the County of Kaua'i harmless from and against any and all loss, liability claim, or demand arising out of damages to said structure and this indemnification shall be included in the unilateral agreement required above.



PLANNING DEPARTMENT
SHORELINE SETBACK INFORMATION

Table 1. (This table is included for illustrative purposes only.)
Lots Included in the Kaua'i Coastal Erosion Study. The distance in feet of the shoreline setback line as measured from the certified shoreline based on the average lot depth in feet.

LOTS INCLUDED IN KAUA'I COASTAL EROSION STUDY

| Average Lot Depth | Setback Line |
|--|--|
| Less than 140 feet (<140 feet) | 40 feet plus (70 X annual coastal erosion rate) plus 20 feet |
| 140 feet to 220 feet (140-220 feet) | Greater of: 40 feet plus (70 X annual coastal erosion rate) plus 20 feet -or- (Average Lot Depth minus 100 feet) ÷ by 2 plus 40 |
| Greater than 220 feet (>220 feet) | Greater of: 40 feet plus (70 X annual coastal erosion rate) plus 20 feet -or- 100 feet from the certified shoreline |

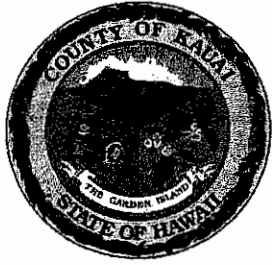
View erosion rate maps from the County website at
<http://www.soest.hawaii.edu/coasts/kauaicounty/KCounty.html>

Table 2. (This table is included for illustrative purposes only.)
Lots Not Included in the Kaua'i Coastal Erosion Study.

LOTS NOT INCLUDED IN KAUA'I COASTAL EROSION STUDY

| Setback Calculation | |
|---|---|
| (Average Lot Depth – 100/2+40) Subject to the Following: | |
| 1 | For lots with naturally occurring rocky shorelines, the shoreline setback line shall be no less than 40 feet. |
| 2 | For all other lots, the shoreline setback line shall be no less than 60 feet. |
| 3 | For all lots, the maximum setback that can be required shall be 100 feet. |

Non-Abutting Lots. If an Applicant is unable to secure permission from the abutting landowner to complete a certified shoreline for a non-abutting lot within approximately five hundred fifty (550) feet of the shoreline, the Planning Director may, pursuant to §8-4.3, impose conditions to zoning permits to increase setbacks where evidence exists that a proposed structure may be affected by coastal hazards or erosion.



**PLANNING DEPARTMENT
SHORELINE SETBACK INFORMATION**

Table 3. This table is presented for **Exemption 3** (§8-27.7).

| Permitted Structures within the shoreline setback area | |
|---|---|
| (a) | The following structures are permitted in the shoreline setback area. All structures and/or landscaping not specifically permitted in the section are prohibited without a variance. |
| (1) | Existing conforming and nonconforming structures/activities |
| (2) | Structure or activity that received a shoreline variance or administrative approval prior to February 26, 2008. |
| (3) | A structure or activity that is necessary for, or ancillary to, continuation of agriculture or aquaculture existing on the shoreline setback area on June 16, 1989. |
| (4) | “Temporary structures” as defined in Section 8-27.2. To ensure that there will be no irreversible or long-term adverse effects, the Director shall require as a condition of a permit the restoration of the site to its original condition or better, and the Director may require a bond to ensure such restoration. |
| (5) | A structure that consists of maintenance, repair, reconstruction, and minor additions or alterations of legal boating, maritime, or water sports recreational facilities, which are publicly owned, and which result in no interference with natural beach processes; provided that permitted structures may be repaired, but shall not be enlarged within the shoreline setback area without a variance. |
| (6) | Repairs to a lawfully existing structure, including nonconforming structures, provided that: <ul style="list-style-type: none"> (A) The repairs do not enlarge, add to or expand the structure; increase the size or degree of non-conformity; or intensify the use of the structure or its impact on coastal processes; (B) The repairs do not constitute a substantial improvement of the structure; and (C) The repairs are permitted by the Comprehensive Zoning Ordinance, Development Plans, building code, floodplain management regulations, special management area requirements under HRS Chapter 205A and any other applicable rule or law. |
| (7) | Beach nourishment or dune restoration projects approved by all applicable governmental agencies. |
| (8) | A structure approved by the Director as a minor structure. |
| (9) | Qualified demolition of existing structures. |
| (10) | Unmanned civil defense facilities installed for the primary purposes of: (i) warning the public of emergencies and disasters; or (ii) measuring and/or monitoring geological, meteorological and other events. |
| (11) | Scientific studies and surveys, including archaeological surveys. |
| (12) | Structures built by a governmental agency to address an emergency as declared by the Governor of the State of Hawai'i, the Mayor of the County of Kaua'i or any other public official authorized by the law to declare an emergency. |
| (13) | Structures relating to film productions that have received a County Revocable Film Permit. Structures undertaken for film productions must be removed within thirty (30) days following the completion of the film production. |
| (14) | Structures required for remedial and removal actions undertaken pursuant to Chapter 128D of the Hawai'i Revised Statutes. |



**PLANNING DEPARTMENT
SHORELINE SETBACK INFORMATION**

| | |
|-----|---|
| (b) | The following conditions shall apply to any new structure permitted in the shoreline setback area: |
| (1) | All new structures shall be constructed in accordance with the standards for development in Chapter 15, Article 1, Flood Plain Management, Kaua'i County Code 1987, as amended, relating to coastal high hazard districts and FEMA guidelines regarding construction in areas mapped on Flood Insurance Rate Maps as flood hazard areas. |
| (2) | The applicant shall agree in writing that the applicant, its successors, and permitted assigns shall defend, indemnify, and hold the County of Kaua'i harmless from and against any and all loss, liability, claim or demand arising out of damages to said structures from any coastal natural hazard and coastal erosion. |
| (3) | The applicant shall agree in writing for itself, its successors and assigns that the construction of any erosion-control or shoreline hardening structure and/or landscaping shall not be allowed to protect the permitted structure during its life, with the exception of approved beach or dune nourishment fill activities, and landscape planting and irrigation located more than forty feet (40') from the shoreline. |
| (4) | Unless otherwise provided, all new structures and/or landscaping shall not: (A) adversely affect beach processes, (B) artificially fix the shoreline, (C) interfere with public access or public views to and along the shoreline, (D) impede the natural processes and/or movement of the shoreline and/or sand dunes, or (E) alter the grade of the shoreline setback area. |
| (5) | All new structures shall be consistent with the purposes of this article and HRS Chapter 205A, as amended, and shall be designed and located to minimize the alteration of natural landforms and existing public views to and along to the shoreline. |
| (6) | The requirements of this Subsection (b) shall run with the land and shall be set forth in a unilateral agreement recorded by the applicant with the Bureau of Conveyances or the Land Court, whichever is applicable, no later than thirty (30) days after the date of final shoreline approval of the structure under Section 8-27.8. A copy of the recorded unilateral agreement shall be filed with the Director and the County Engineer no later than forty-five (45) days after the date of the final shoreline determination and approval of the structure and the filing of such with the Director shall be a prerequisite to the issuance of any related building permit. |

**BELLES GRAHAM PROUDFOOT
WILSON & CHUN, LLP**
ATTORNEYS AT LAW

MICHAEL J. BELLES
MAX W.J. GRAHAM, JR.
DONALD H. WILSON
JONATHAN J. CHUN
IAN K. JUNG

WATUMULL PLAZA
4334 RICE STREET, SUITE 202
LIHUE, KAUAI, HAWAII 96766-1388

TELEPHONE NO: (808) 245-4705
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E-MAIL: mail@kauai-law.com

OF COUNSEL
DAVID W. PROUDFOOT

COUNSEL
LORNA A. NISHIMITSU
Federal ID. No. 99-0317663

August 27, 2018

Mr. Michael A. Dahilig
Director of Planning
Planning Department
County of Kauai
4444 Rice Street, Suite 473
Lihue, Kauai, Hawaii 96766

VIA HAND DELIVERY

Re: **Shoreline Setback Application**
Ko'olau Road, Pila'a, Kilauea, Kauai, Hawaii
Kauai Tax Map Key No. (4) 5-1-003:006
Owner/Applicant: Kahu'aina Holdings LLC

Dear Mr. Dahilig:

This office represents Kahu'aina Holdings LLC, a Hawaii limited liability company (referred to as the "Applicant").

On July 16, 2018 the Applicant submitted a Class I Zoning Permit Application and Shoreline Setback Application. It appears the Class I Zoning Permit and Shoreline Setback Determination Application has been misplaced. As such, we are resubmitting the Shoreline Setback Determination Application for the proposed improvements, which include: 1) a Carport (Building Permit No. 18-00001349); 2) Open Shed (Building Permit No. 18-00001348); 3) BBQ Pit Area/Roof (Building Permit No. 18-00001350); 4) Pool (Building Permit No. 18-00001441); and 5) Retaining Wall (Building Permit No. 18-00001610) (collectively referred to as "Accessory Structures). The proposed Accessory Structures are in conjunction with a single dwelling unit located in Ko'olau, Kauai, Hawaii, further described as Kauai Tax Map Key No. (4) 5-1-003:006 ("Subject Property"). As part of the approval process, I have enclosed an original and two (2) copies of the Shoreline Setback Application with Exhibits and filing fee check of \$100.00 made payable to the Director of Finance.

Mr. Michael A. Dahilig
Director of Planning
Planning Department
August 27, 2018
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A letter of authorization to submit these Applications on behalf of the Applicant is attached as Exhibit "A" to the Shoreline Setback Determination Application.

The Subject Property is located in the State Land Use Commission ("SLUC") Agricultural and Conservation Districts and in the CZO Agriculture and Open Districts. The proposed Accessory Structures to the existing dwelling unit will be located in the SLUC Agricultural District and in the CZO Agriculture District. The tax map for the Subject Property is attached as Exhibit "B" along with a location map attached as Exhibit "C" to the Shoreline Setback Application for the Site Plan.

A portion of the Subject Property is located in the Special Management Area ("SMA"). However, the proposed Accessory Structures to the existing dwelling unit will be located *mauka* of the SMA boundary line and will not be subject to a SMA Assessment Form. (See, enclosed Exhibit "D" to the Shoreline Setback Application for the Site Plan).

Consistent with the North Shore Development Plan, the proposed Accessory Structures to the dwelling unit will meet the twenty-five (25) height limitation. (See, enclosed Exhibits "E-1" for the Carport (Building Permit No. 18-00001349), "E-2" for the Open Shed (Building Permit No. 18-00001348), "E-3" for the BBQ Pit Area/Roof (Building Permit No. 18-00001350), "E-4" for the Pool (Building Permit No. 18-00001441), and "E-5" for the Retaining Wall (Building Permit No. 18-00001610) to the Shoreline Setback Application for a sectional of the elevations).

The Subject Property abuts the shoreline; however, the proposed Accessory Structures to the existing dwelling unit will be located at a distance of three hundred fifty (350) feet to five hundred fifty (550) feet from the shoreline certified on November 18, 2009 as required by Subdivision Application No. S-2009-16. (See, enclosed Exhibit "G" for a copy of the DLNR approval of the Certified Shoreline Map, dated November 18, 2009).

As such, the proposed Accessory Structures to the existing dwelling will not affect beach processes, will not impact the public beach access, and will not be affected by or contribute to coastal erosion or hazards, all due to the following:

Mr. Michael A. Dahilig
Director of Planning
Planning Department
August 27, 2018
Page 3

1. The proposed Accessory Structures to the existing dwelling unit will be located at a distance of approximately three hundred fifty (350) feet to five hundred fifty (550) feet from the shoreline at an elevation of approximately one hundred (100) feet above mean sea level. (See, enclosed Exhibit "D" to the Shoreline Setback Application for the distance calculations from the approximate shoreline and topographical references).

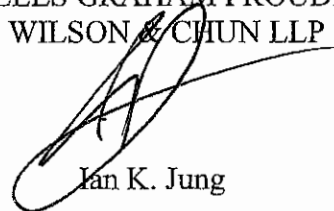
2. As indicated in the enclosed Moloaa, Kauai, Hawaii, Kauai Coastal Erosion Study Map, the Subject Property fronts a sandy shoreline with rocky outcroppings and a reef barrier. (See, enclosed Exhibit "F" to the Shoreline Setback Application for Kauai Coastal Erosion Study for Moloaa, Kauai).

As a result, since the proposed Accessory Structures to the existing dwelling unit will not adversely affect the coastal beach process, the Applicant requests that the exemption provided in Kauai County Code ("KCC"), 1987 as amended, Chapter 8 ("CZO"), Section 8-27.3(a)(2), be granted for this Application.

Thank you very much for your attention to this matter and please let me know if you require anything further in this regard.

Sincerely yours,

BELLES GRAHAM PROUDFOOT
WILSON & CHUN LLP



Ian K. Jung

IKJ:jgm

Enclosures

cc: Mr. Shawn Smith, w/encls. (via email only)

EXHIBIT "A"

AUTHORIZATION

I. APPLICANT.

Name: KAHU'AINA HOLDINGS LLC, a Hawaii limited liability company
Attention: Rakesh Mehta

Address: P.O. Box 2548
San Francisco, California 94126

II. AUTHORIZED AGENT.

Name: Max W. J. Graham, Jr., Esq.
Ian K. Jung, Esq.
Belles Graham Proudfoot Wilson & Chun, LLP

Address: 4334 Rice Street, Suite 202
Lihue, Kauai, Hawaii 96766

Telephone: (808) 246-6962
(808) 245-2963

Facsimile: (808) 245-3277

Email: mwg@kauai-law.com
iki@kauai-law.com

III. PROPERTY.

Parcel 6
Waipake, Ko'olau, Kauai, Hawaii
Kauai Tax Map Key No. (4) 5-1-003:006

Parcel 22
Waipake, Ko'olau, Kauai, Hawaii
Kauai Tax Map Key No. (4) 5-1-003:022

IV. AUTHORIZATION.

The Applicant hereby authorizes the Authorized Agent to act on the Applicant's behalf and to file and process on the Applicant's behalf any and all applications necessary to obtain governmental permits relating to the Subject Property, including, but not limited to, the following:

1. Permits and approvals, including but not limited to, building permits, grading permits, use permits, variance permits, zoning permits, and Special Management Area permits, issued by the County Council, or any department, agency, board or commission, of the County of Kauai.
2. Permits and approvals issued by any legislative body or any department, agency, board, or commission of the State of Hawaii, including but not limited to, the Department of Health.
3. Permits and approvals issued by the Board of Land and Natural Resources of the State of Hawaii and/or the Department of Land and Natural Resources of the State of Hawaii.
4. Permits and approvals issued by any legislative body, department, agency, board or commission of the United States of America, including but not limited to, the Army Corps of Engineers.

DATED: 3/15/16

APPLICANT:

KAHU'AINA HOLDINGS LLC,
a Hawaii limited liability company

By: SQUARE SEVEN MANAGEMENT, LLC,
a Delaware limited liability company,
Its Manager

By

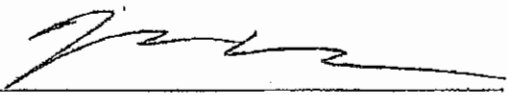

RAKESH MEHTA
Its Authorized Signatory

EXHIBIT "B"

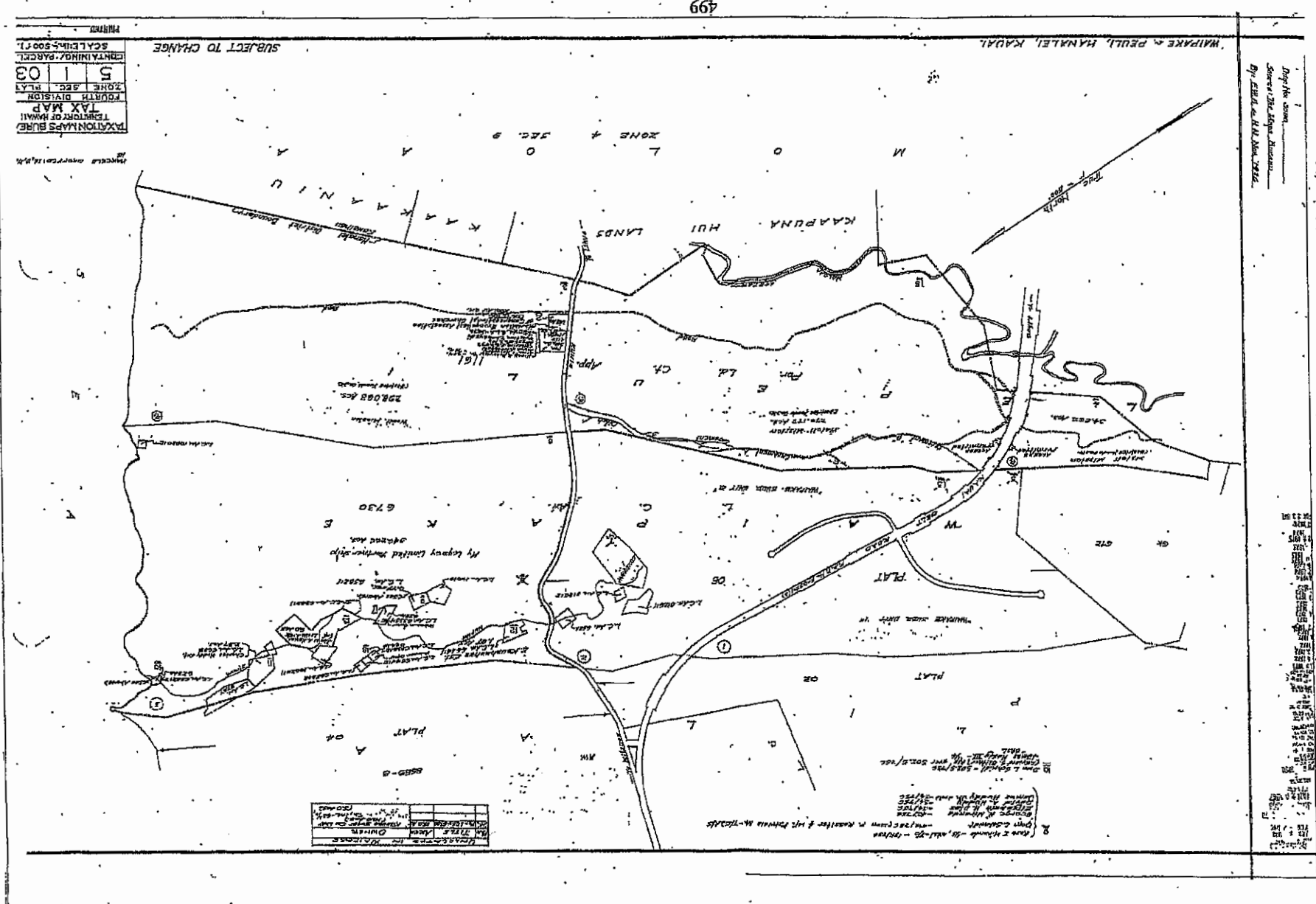
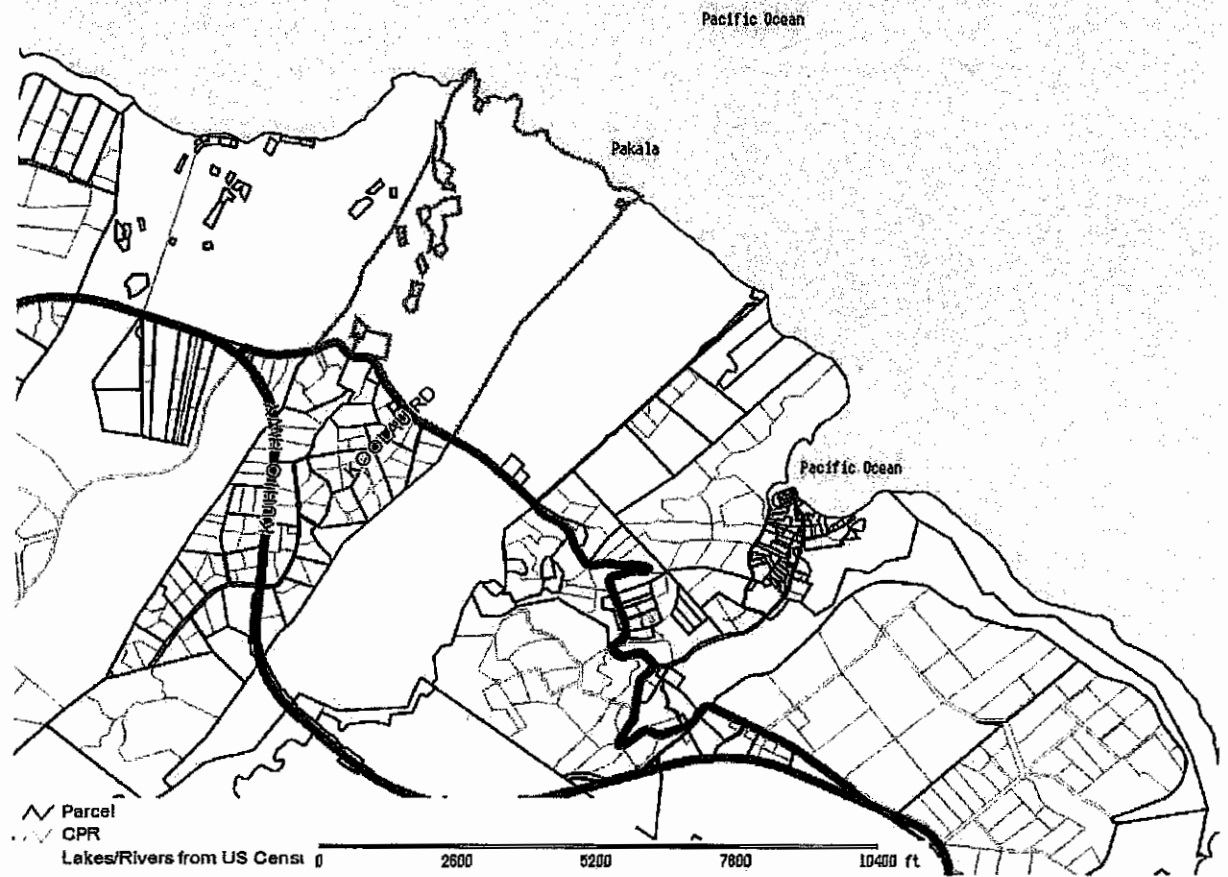


EXHIBIT "C"



| Kauai County Assessor | | | |
|-------------------------------------|---|----------------|---|
| Parcel: 510030060000 Acres: 325.178 | | | |
| Name: | KAHU'AINA HOLDINGS LLC | Land Value | |
| Site: | 7390 G KOOLAU RD | Building Value | |
| Sale: | \$3,990,000 on 2014-08-27 Reason= Qual= | Misc Value | |
| Mail: | C/O SQUARE SEVEN MANAGEMENT LLC | Just Value | |
| | PO BOX 2548 | Assessed Value | 0 |
| | SAN FRANCISCO, CA 94126 | Exempt Value | 0 |
| | | Taxable Value | 0 |

The Kauai County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER KAUAI COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

Date printed: 07/06/18 : 21:01:50

EXHIBIT "D"

353 Folsom Street
San Francisco, California 94105
415.318.8900
www.walkerwarner.com

KR 1 T.M.K.: (4) 5-1-003:006
KR: FARM DWELLING UNIT
ACCESSORY STRUCTURES
7480 KOOLAU ROAD
KILAUEA, KAUAI, HI 96754



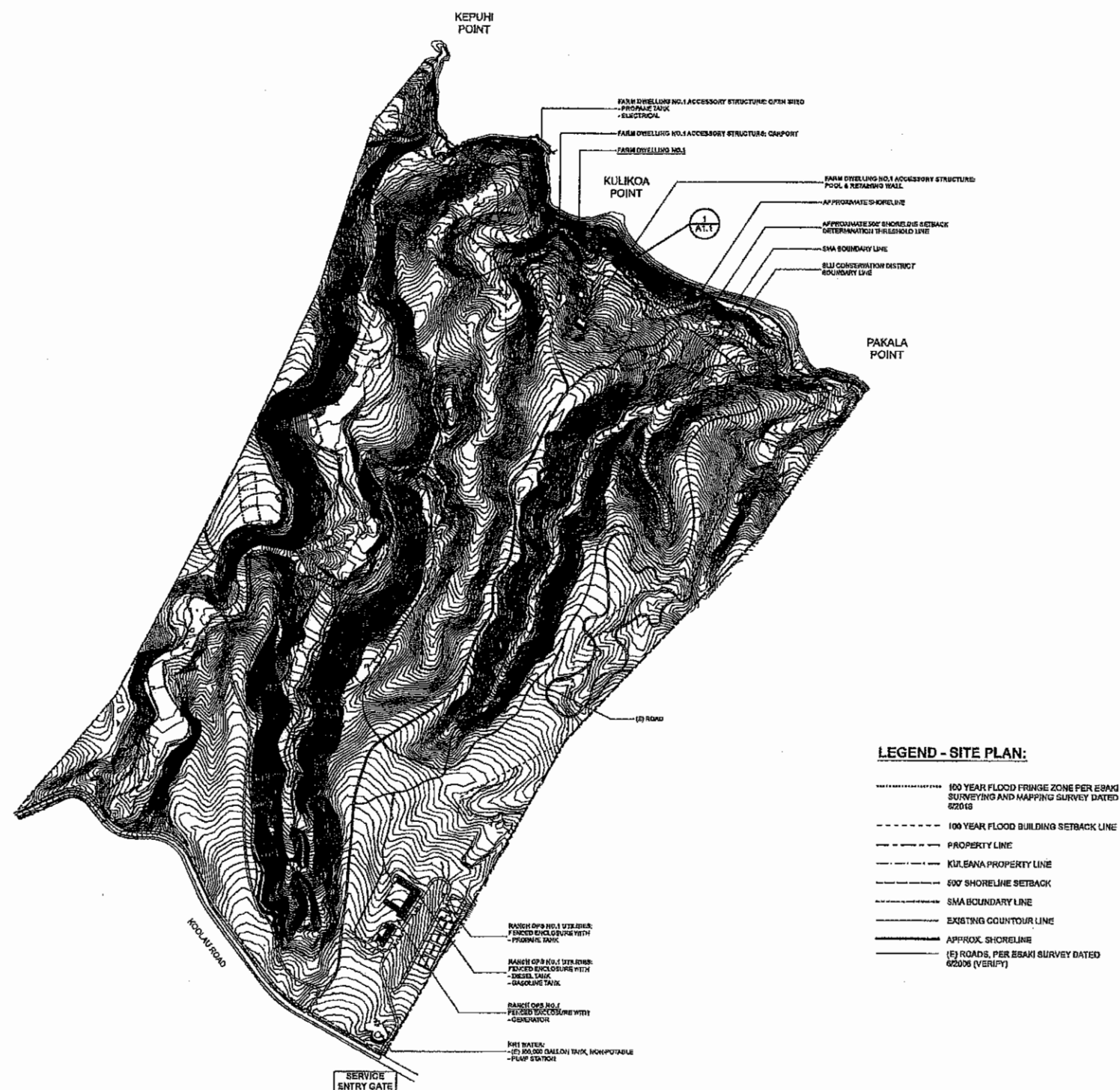
ISSUED:
2016-07-05 Class 1 Zoning Permit

SITE PLAN

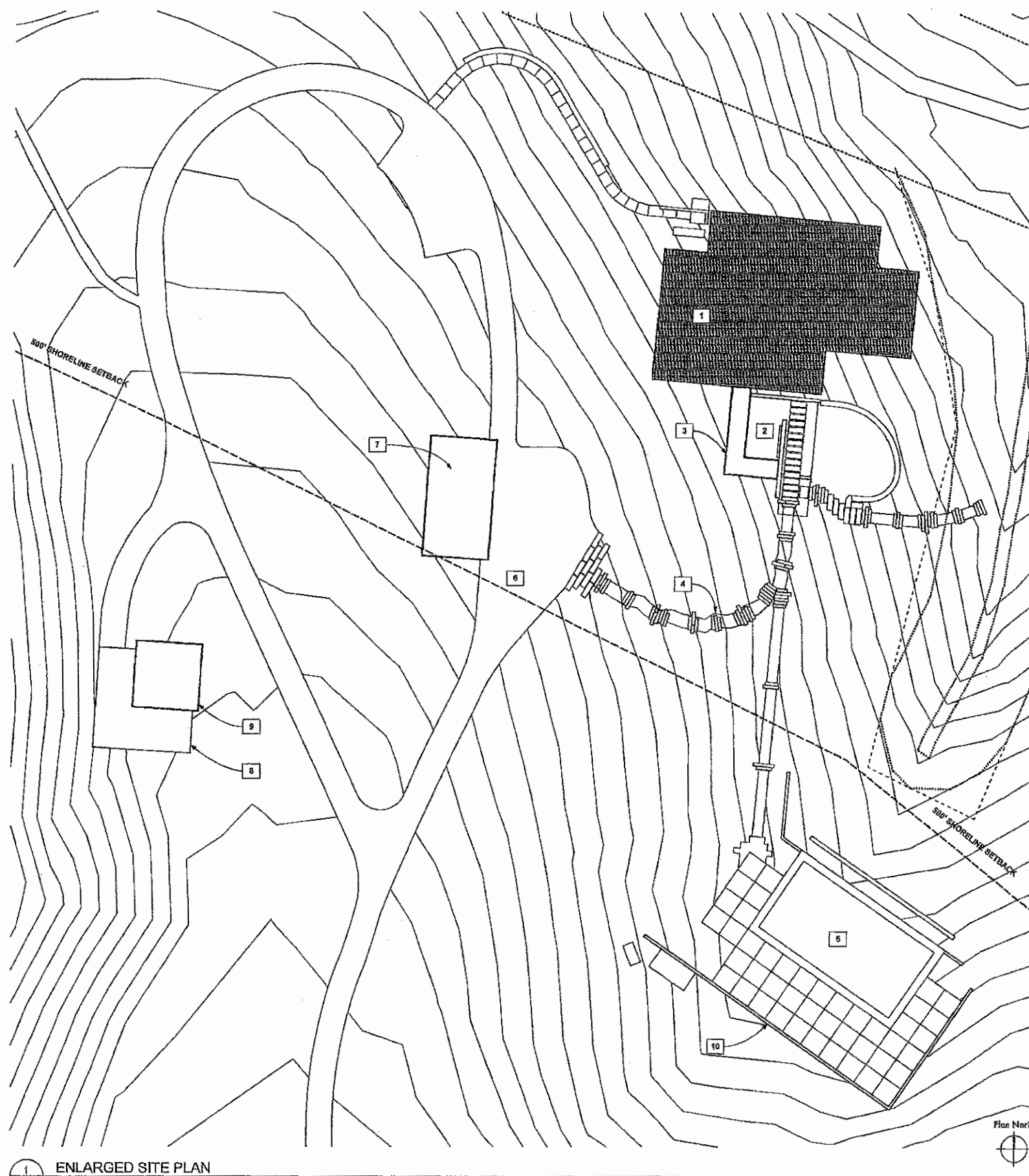
SCALE : AS NOTED

JOB NUMBER: 201508

SHEET: **A1.0**



THESE DRAWINGS ARE THE ORIGINAL UNREVISED WORK
OF THE ARCHITECT. ANY CHANGES MADE TO THE
DRAWINGS SHALL BE INDICATED BY A REVISION
TABLE AND SHALL BE MADE IN ACCORDANCE WITH
THE RULES OF THE BOARD OF ARCHITECTS OF THE
STATE OF HAWAII.



1
A1.1
ENLARGED SITE PLAN
SCALE: 1" = 20'

NOTES - ENLARGED SITE PLAN:

1. PLANNED EXCAVATION OR BACKFILL IS LESS THAN 100 CUBIC YARDS, DOES NOT ALTER THE GENERAL DRAINAGE PATTERN TO THE DETRIMENT OF THE ADJUTING PROPERTIES, AND DOES NOT EXCEED FIVE (5) FEET AT ITS DEEPEST HEIGHT OR DEPTH.

LEGEND - SITE PLAN:

- 100 YEAR FLOOD FRINGE ZONE PER ESAKI SURVEYING AND MAPPING SURVEY DATED 9/2018
100 YEAR FLOOD BUILDING SETBACK LINE
PROPERTY LINE
KULEAHA PROPERTY LINE
500' SHORELINE SETBACK
SMA BOUNDARY LINE
EXISTING COUNTOUR LINE
APPROX. SHORELINE
(S) ROADS, PER ESAKI SURVEY DATED 9/2008 (VERIFY)

KEYNOTES - SITE PLAN:

- 1 (E) FARM DWELLING
2 (E) OUTDOOR BBQ TERRACE
3 (N) BBQ ROOF
4 (E) PEDESTRIAN PATH
5 (N) POOL
6 (E) FARM ROAD
7 (N) CARPORT
8 (E) OPEN SHED
9 (N) OPEN SHED ROOF
10 (N) RETAINING WALL

**WALKER
WARNER
ARCHITECTS**

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415.318.8900
www.walkerwarner.com

K R 1 T.M.K.: (4) 5-1-003:006
KR: FARM DWELLING UNIT
ACCESSORY STRUCTURES
7480 KOOLAU ROAD
KILAUEA, KAUAI, HI 96754



Gregory J. Warner
Signature

This work was prepared by me or
under my supervision and
construction of this project will be
under my observation.

ISSUED:
2018-07-05 Class 1 Zoning Permit

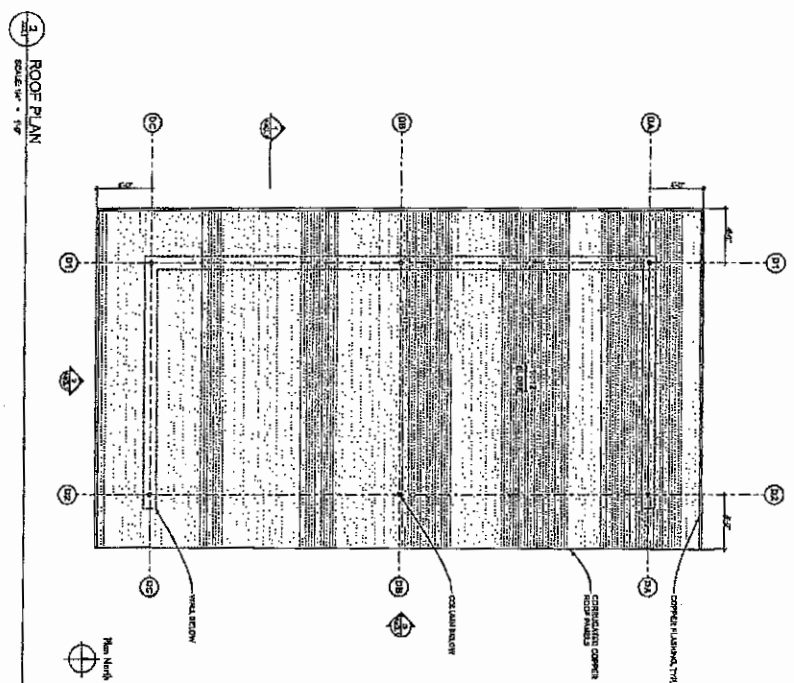
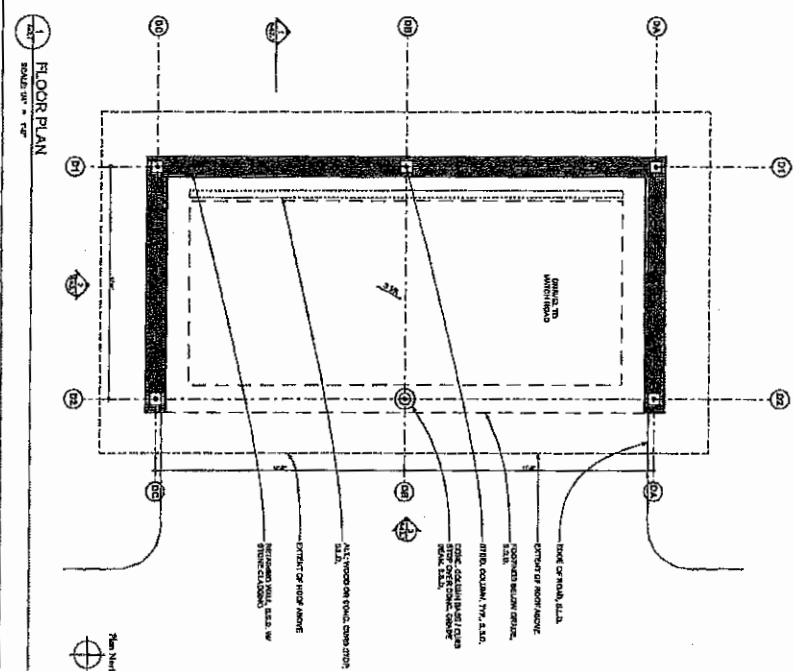
ENLARGED SITE PLAN

SCALE: AS NOTED

JOB NUMBER: 201608

SHEET: **A1.1**

EXHIBIT "E-1"



GENERAL NOTES - FLOOR PLAN:

- MIX OF POLYMER ADHESIVE TO CONCRETE OR STEEL OR CONCRETE TO WALL, URETH.
- ALL JOINTS SHOULD BE IDENTIFIABLE OR STAMP OR COLORED TO WALL URETH.
- SEE DRAWINGS FOR JOINTS ON COVER SHEET
- SEE BIDDING PLANS FOR ADDITIONAL REQUIREMENTS

LEGEND - FLOOR PLAN:

STRENGTHENING WALLS

**WALKER
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ARCHITECTS**

2503 Polheim Street
San Francisco, California 94102
415.218.3906
www.wellbeinginstitute.org

KR 2 T.M.K.: (4) 5-1-003:006
KR: KR1 - FARM DWELLING NO.1 ACCESSORY
STRUCTURE: CARPORT
7480 KOOLAU ROAD
KILAUEA, KAUAI, HI 96754



ENR is a weekly news periodical by the construction industry. It is published by the McGraw-Hill Construction Information Group, a division of The McGraw-Hill Companies. ENR is published weekly, except for two issues combined annually in December.

ISSUED: _____

22-00001 Gullberg, Peter

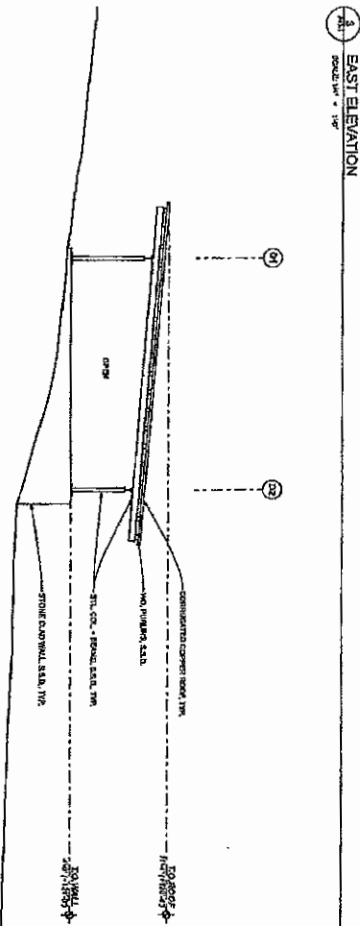
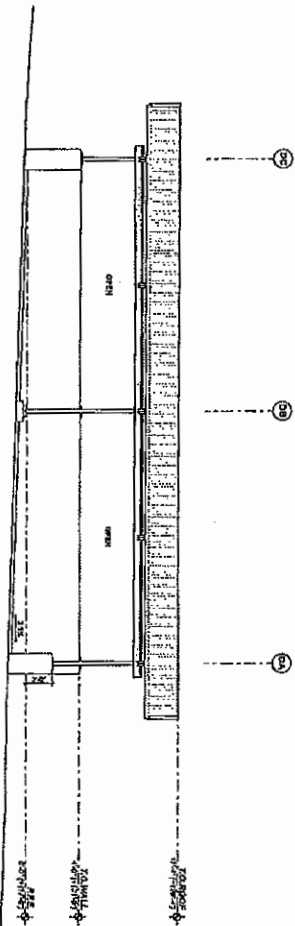
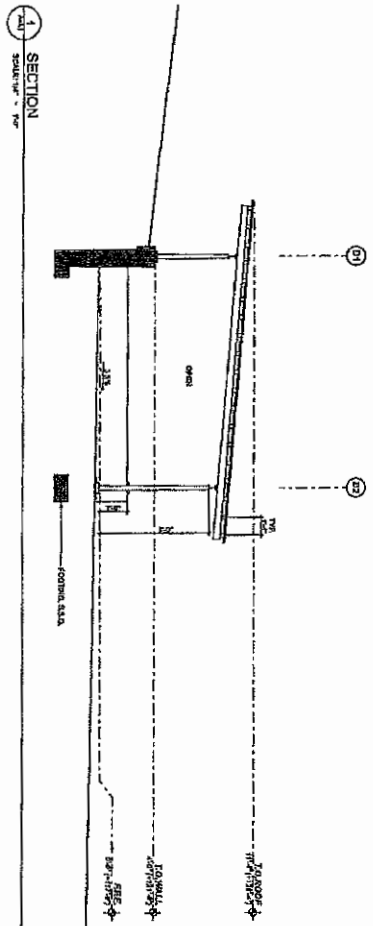
.....

.....

PLANS

SCORE: _____ AS NOTED

DATE: 10/21/2011



WALKER
WARNER
ARCHITECTS
359 Puhina Road
Kilauea, Kauai HI 96754
808-841-1111

KR 2 T.M.K.: (4) 5-1-003:006
KR: KR1 - FARM DWELLING NO.1 ACCESSORY
STRUCTURE: CARPORT
7480 KOOLAU ROAD
KILAUEA, KAUAI, HI 96754



THE SEAL AND SIGNATURE OF THE ENGINEER ARE REQUIRED FOR ALL PLANS AND SPECIFICATIONS.

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

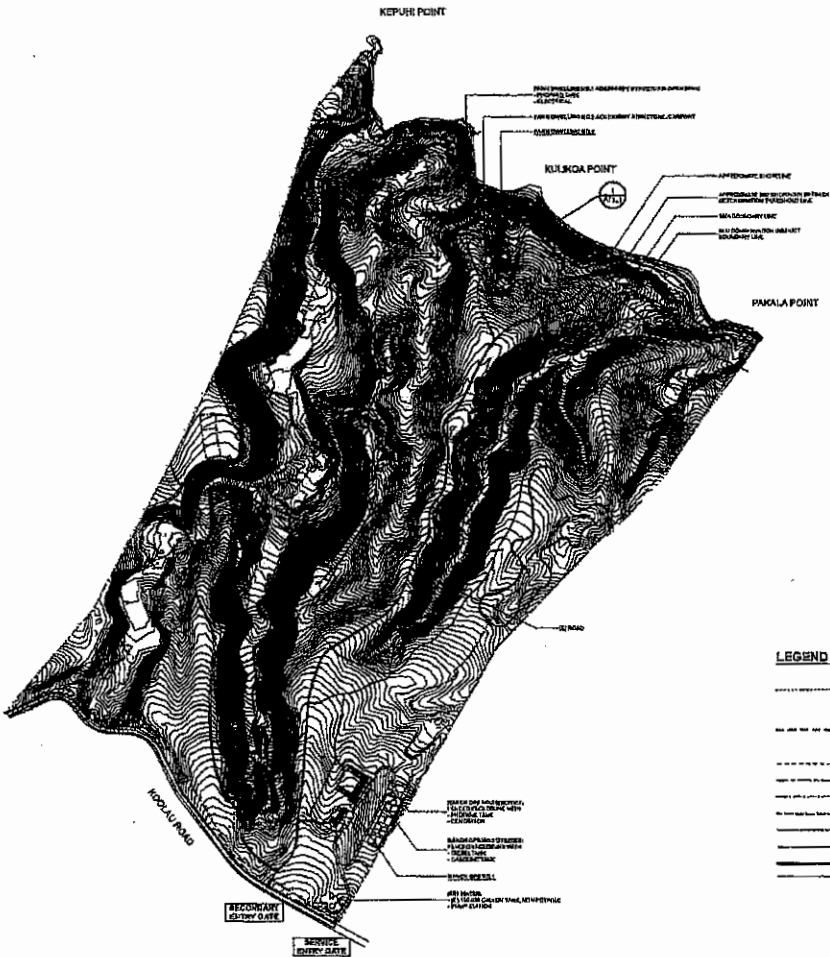
SECTION & ELEVATIONS

SCALE: AS SHOWN

DATE: 10/1/11

SHEET: A&S.1

EXHIBIT "E-2"



LEGEND - SITE PLAN:

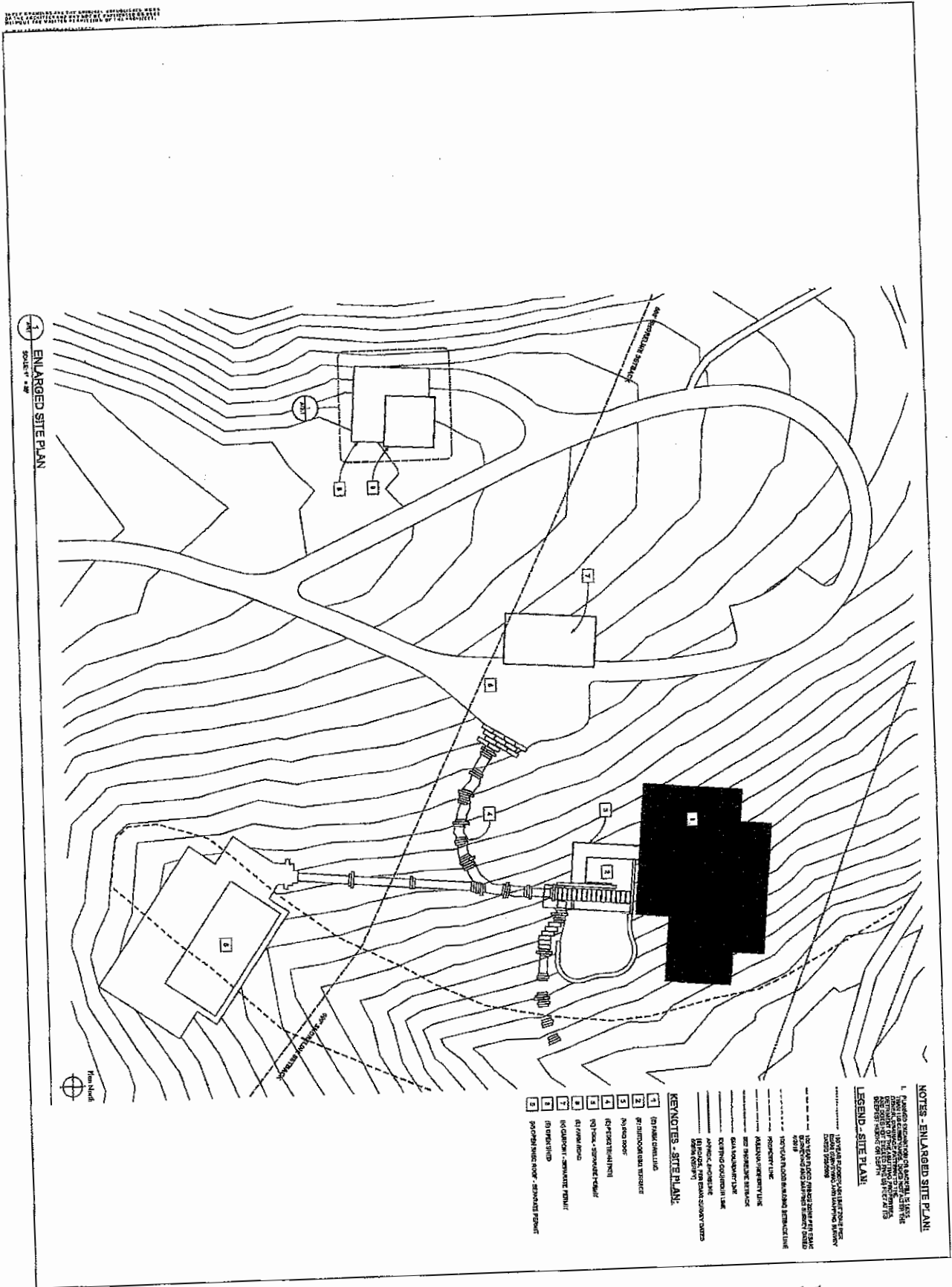
- 100 YEAR FLOODPLAIN LIMIT ZONE PER STATE SURVEYING AND MAPPING DIVISION DATED 08/08/2006
- 100 YEAR FLOOD PLUNGE ZONE WITH COAST SURVEYING AND MAPPING DIVISION DATED 02/09/08
- PROPOSED LINE
- KULUNA PROPERTY LINE
- 100' SHORELINE SETBACK
- 100' BUSHWALL LINE
- EXISTING COASTLINE LINE
- ALTERNATE SHORELINE
- ALTERNATE PROPERTY LINE (NOT TO BE USED)

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353 Polaris Street
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415.774.8900
www.walkerwarner.com

K.R.2 T.M.K.: (4) 5-1-003:006
KR: KR1 - FARM DWELLING NO.1 ACCESSORY
STRUCTURE: OPEN SHED ROOF ADDITION
7480 KOOLAU ROAD
KILAUEA, KAUAI, HI 96754



PREPARED BY: [Signature]
DATE: [Blank]
SCALE: [Blank] AS NOTED
SHEET: A1.0



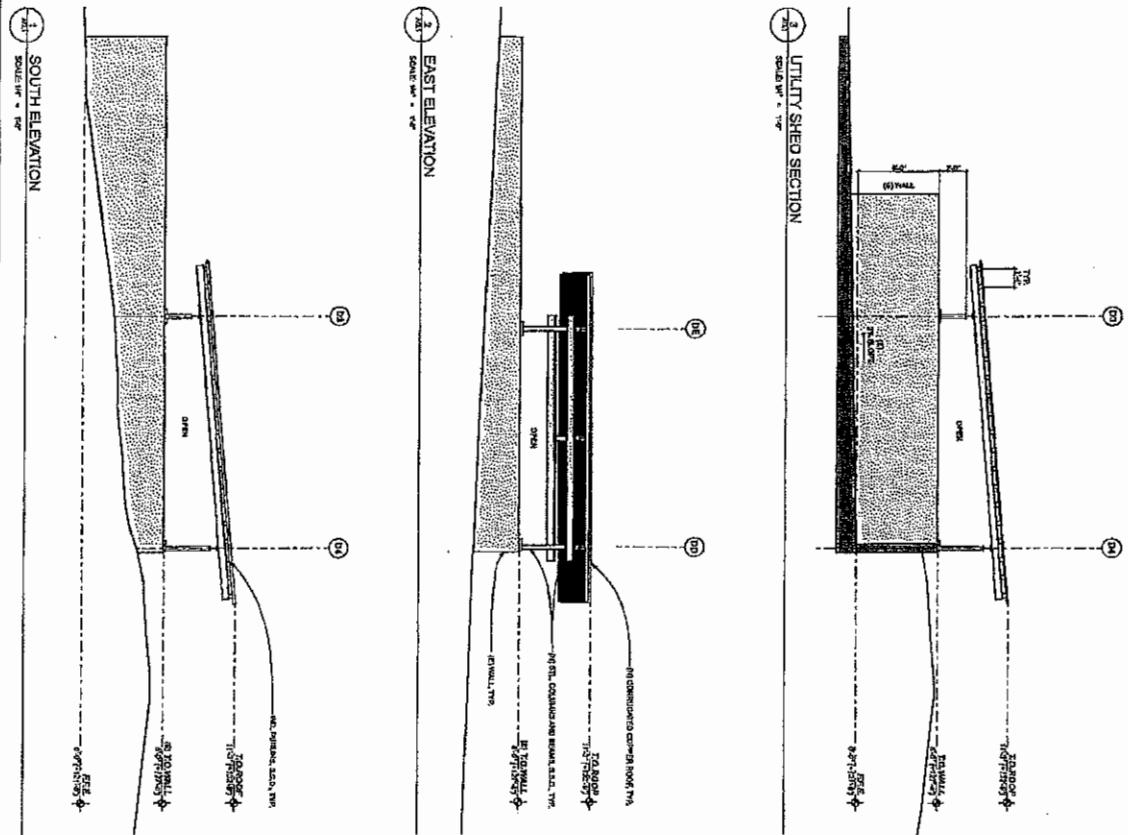
KR2 T.M.K.: (4) 5-1-003:008
 KR: KR1 - FARM DWELLING NO.1 ACCESSORY
 STRUCTURE: OPEN SHED ROOF ADDITION
 7480 KOOLAU ROAD
 KILAUEA, KAUAI, HI 96754

WALKER
 WARNER
 ARCHITECTS
 555 Pearl Street
 Honolulu, Hawaii 96813
 808.521.8800
 www.walkerwarners.com

1508 B2
 ENLARGED SITE PLAN
 DATE: 10/1/2010
 DESIGNED BY: JAW
 CHECKED BY: JAW
 PROJECT: KR1



THIS ARCHITECTURE FIRM HAS BEEN LICENSED BY THE STATE OF HAWAII. THE ARCHITECT HAS BEEN LICENSED BY THE STATE OF HAWAII. THE ARCHITECT HAS BEEN LICENSED BY THE STATE OF HAWAII.



SECTION & ELEVATIONS
SCALE: 1/4" = 1'-0"
DATE: 10/10/10
DRAWN BY: JAW
CHECKED BY: JAW
PROJECT: KR1



KR2 T.M.K.: (4) 5-1-003:008
KR: KR1 - FARM DWELLING NO.1 ACCESSORY
STRUCTURE: OPEN SHED ROOF ADDITION
7480 KOOLAU ROAD
KILAUEA, KAUAI, HI 96754

WALKER
WARNER
ARCHITECTS
105 PINEAPPLE STREET
SUITE 100, KILAUEA, KAUAI, HI 96754
PHONE: (808) 833-1111
FAX: (808) 833-1112
WWW.WALKERWARNERARCHITECTS.COM

EXHIBIT "E-3"

DRAWING INDEX

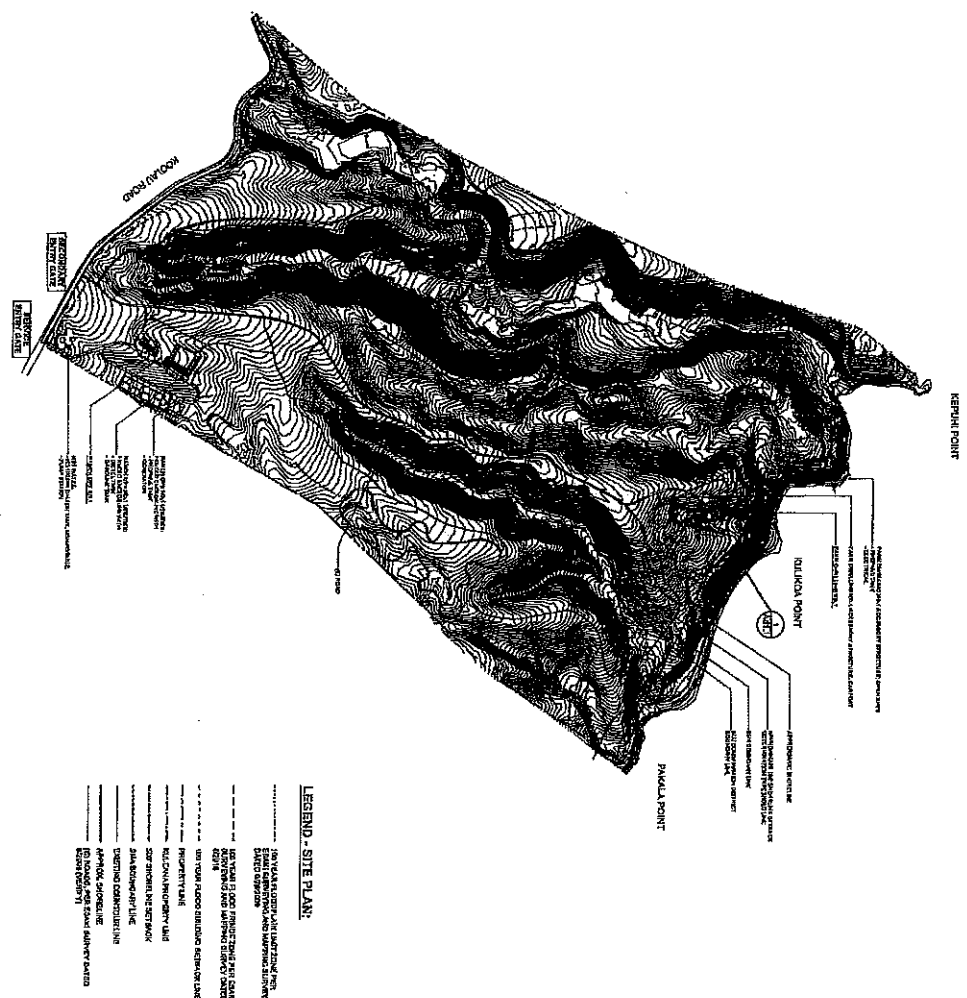
1997

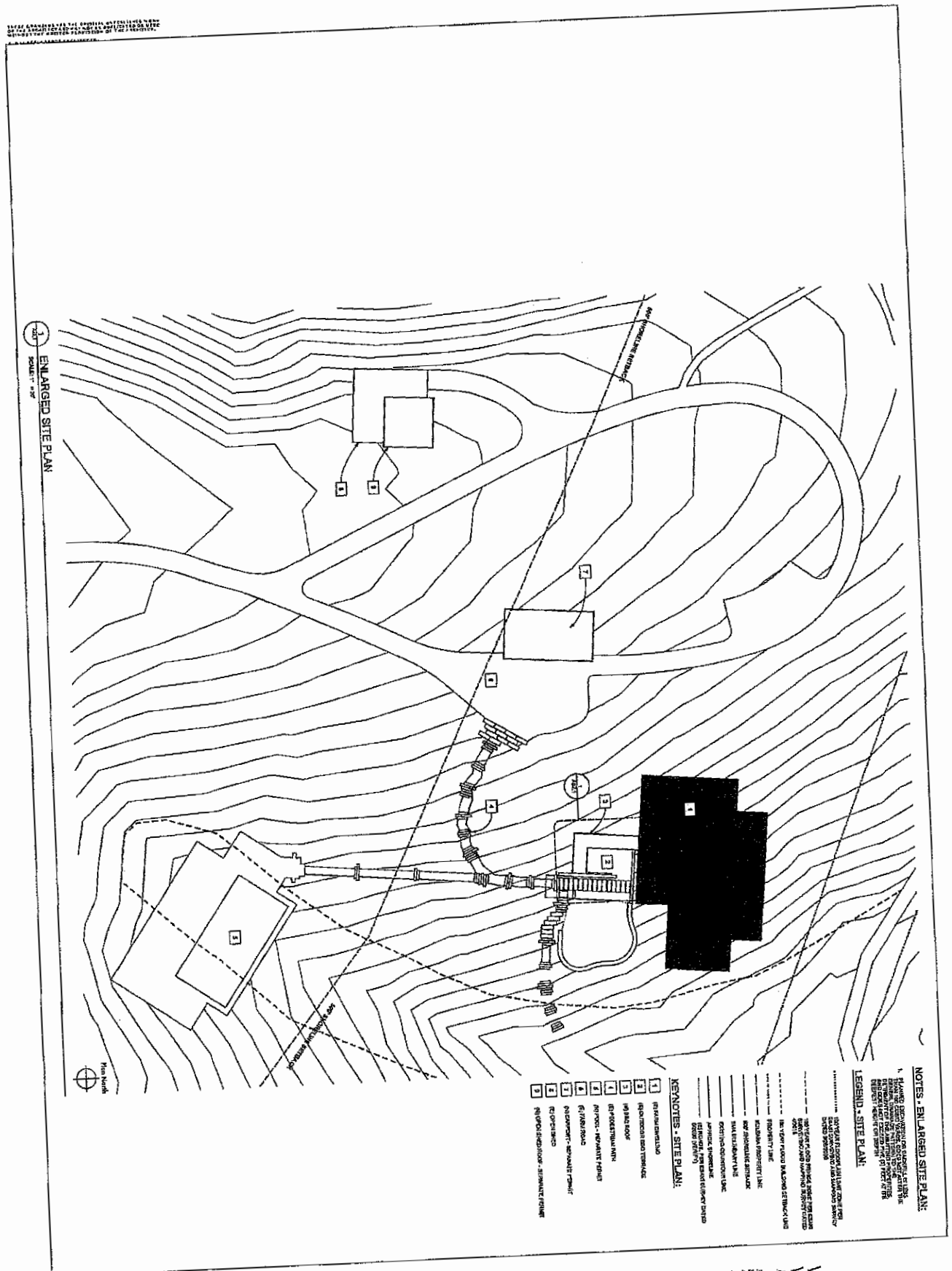
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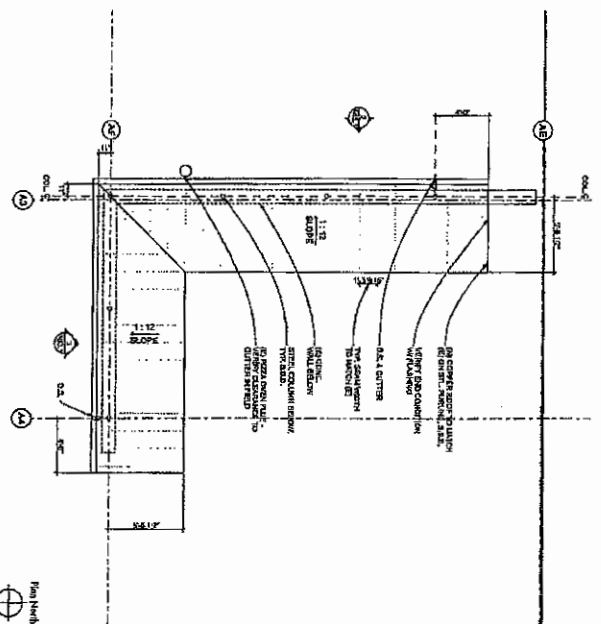
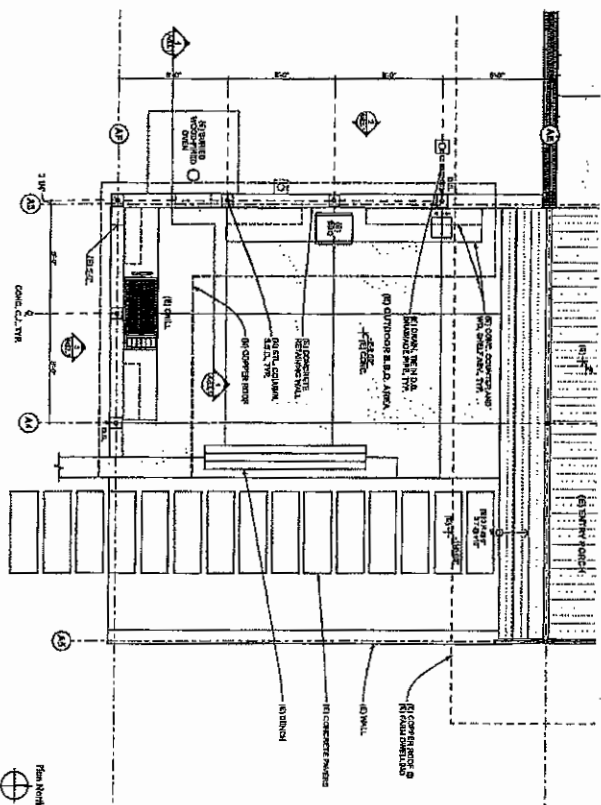
KR2 T.M-K.: (4) 5-1-003:008
 KR: KR1 - FARM DWELLING NO.1
 BBQ ROOF ADDITION
 7480 KOOLAU ROAD
 KILAUEA, KAUAI, HI 96754

**WALKER
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ARCHITECTS**
JEN FRIDMAN SHAW
3305 Franklin, California 94102
415.718.0000
www.walkerwarners.com

TITLE SHEET
 SCALE: AS NOTED
 JOB NUMBER: 100-100-100
 AD0.0







GENERAL NOTES - FLOOR PLAN

**WALKER
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ARCHITECTS**
353 Folsom Ave.
8th Floor, San Francisco, CA 94102
415.774.8900
info@walker-warner.com

KR 2 T.M.K.: {4} 5-1-003:006
KR: KR1 - FARM DWELLING NO.1
BBQ ROOF ADDITION
7480 KOOLAU ROAD
KILAUEA, KAUAI, HI 96754



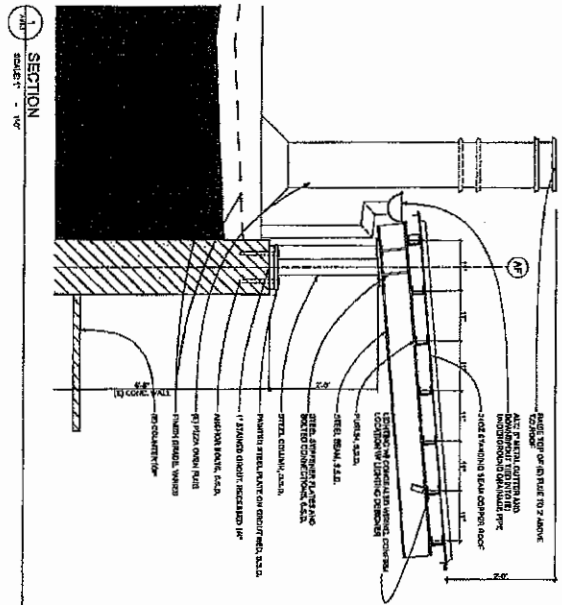
Exposure

This chart is prepared for you in order to help you understand and appreciate the risk of exposure to this product on a daily or occasional basis.

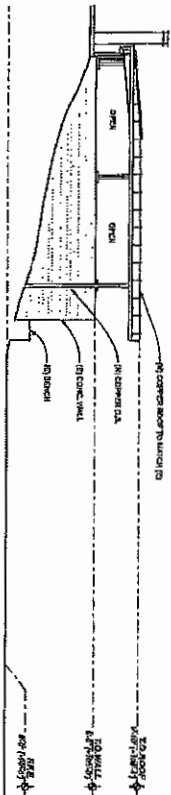
ISSUED:
2011/02/01 **Building Panel**

PLANS

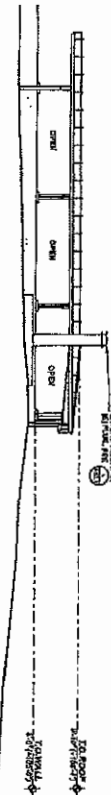
2006/10/01 2006/10/01



SECTION 1
SCALE: 1/4"



SOUTH ELEVATION
SCALE: 1/4"



WEST ELEVATION
SCALE: 1/4"

WALKER
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303 Federal Street
2nd Floor, Suite 200
Honolulu, Hawaii 96813
313.711.8000
www.walkerwarners.com

KR 2 T.M.K.: (4) 5-1-003:006
KR: KR1 - FARM DWELLING NO.1
BBQ ROOF ADDITION
7480 KOOLAU ROAD
KILAUEA, KAUAI, HI 96754

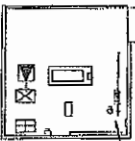


DESIGNED BY: [Signature]
CHECKED BY: [Signature]
DATE: 12/15/2018

| SECTION & ELEVATIONS | DATE | BY |
|----------------------|------------|----|
| SECTION 1 | 12/15/2018 | AW |
| WEST ELEVATION | 12/15/2018 | AW |
| SOUTH ELEVATION | 12/15/2018 | AW |

Sheet: Ad3.1

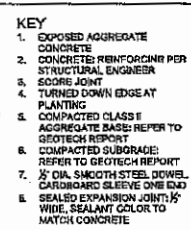
EXHIBIT "E-4"



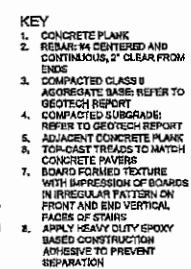
BUILDING PERMIT

102

102



1 CONCRETE PAVING
SECTION SCALE 1/2" = 1'-0"



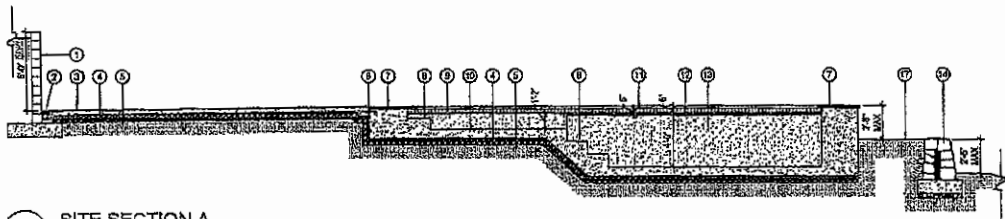
KEY

1. MATTED LAVA ROCK
IRREGULAR PLACEMENT
2. RANDOM RUBBLE MATERIAL
BEHIND WALL
3. DEEP RAKED MORTAR JOINT,
NO MORTAR SHOWING AT
WALL FACE
4. REBAR AT 24" O.C.
5. DRAINAGE ROCK WRAPPED IN
FILTER FABRIC AT WEEDHOLDS
6. WEED HOLDS: 1" DIA. PVC, 24"
O.C., PAINT PVD TO MATCH
STONE, RECESS 1" FROM FACE
7. CONCRETE FOOTING
8. COMPACTED AGGREGATE
BASE
9. COMPACTED SUBGRADE;
REFER TO GEOTECH REPORT
10. FINISH GRADE
11. FILL VOID SOLID WITH GROUT

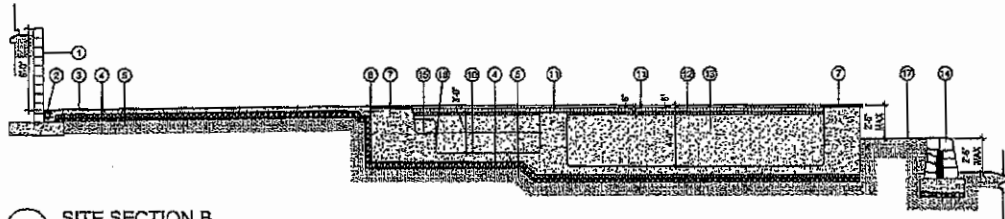
SHEET TITLE
SITE DETAILS

DRAWN BY: _____
 CHECKED BY: _____
 DATE: _____
 SCALE: _____

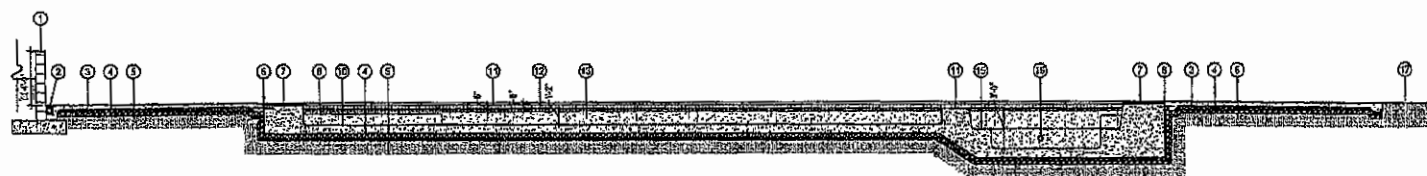
SHEET NUMBER
L03



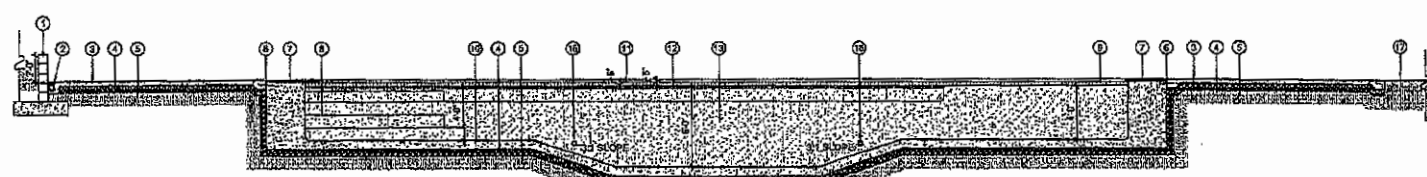
1 SITE SECTION A
SECTION SCALE 1/4" = 1'-0"



2 SITE SECTION B
SECTION SCALE 1/4" = 1'-0"



3 SITE SECTION C
SECTION SCALE 1/4" = 1'-0"



4 SITE SECTION D
SECTION SCALE 1/4" = 1'-0"

- SHEET KEY**
1. POOL SITE WALL, SEE DETAIL 1/100
 2. TRENCH DRAIN, SEE DETAIL 1/100
 3. CONCRETE PAVING, SEE DETAIL 1/100
 4. COMPACTED CLASS II AGGREGATE
 5. COMPACTED SUBGRADE
 6. EXPANSION JOINT
 7. POOL COILING
 8. POOL STEPS WITH CONTRASTING TILE
 9. SPA BEYOND
 10. CONCRETE SHELL
 11. WATERLINE TILE
 12. WATERLINE
 13. PLASTER FINISH
 14. LAVA ROCK WALL, SEE DETAIL 1/100
 15. SPA SEAT WITH CONTRASTING TILE
 16. POOL / SPA LIGHT
 17. PLANTING AREA

VITA
PLANNING AND LANDSCAPE ARCHITECTURE

1410 KONG STREET, SUITE 101
EAST PALM BEACH, FLORIDA 33411
PH: 561.833.1111 FAX: 561.833.1112



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KR FARM DWELLING 1 POOL
18 ALIHA KAUAI, HAWAII

BUILDING PERMIT

| REV. | DATE | REVISION |
|------|------|----------|
| | | |
| | | |
| | | |
| | | |

SHEET C
SITE SECTIONS

| | |
|-------------|---------------|
| DRAWN BY: | MA |
| CHECKED BY: | JD |
| DATE: | JUNE 18, 2018 |
| SCALE: | 1/4" = 1'-0" |

SHEET NUMBER:
L04

CONCRETE MASONRY

CONCRETE MASONRY SHALL BE REINFORCED AND ALL CELLS GROUTED U.O.N. COMPRESSIVE STRENGTH OF MASONRY, FTL SHALL BE 1500 PSI MINIMUM. UNLESS OTHERWISE APPROVED BY THE ENGINEER, MATERIALS SHALL CONFORM TO THE FOLLOWING:

UNITS: OPEN END, ASTM C90, TYPE 1, 1900 PSI
MORTAR: TYPE N OR S CEMENT-LIME MORTAR IN ACCORDANCE WITH IBC TABLE 2106.2.5.1.1
GRADE: MINIMUM COMPRESSIVE STRENGTH 2000 PSI
REINFORCEMENT: ASTM A615, GRADE 60 OR SEE REINFORCING STEEL

DETAILS OF WORKMANSHIP SHALL BE IN ACCORDANCE WITH IBC CHAPTER 21 AND THE FOLLOWING:

PRIOR TO PLACING MASONRY, REMOVE LANTANCE, LOOSE AGGREGATE, AND ANYTHING ELSE THAT WOULD PREVENT MORTAR FROM BONDING TO CONCRETE. ROUGHEN SURFACES WHERE SHOWN ON STRUCTURAL DRAWINGS.

DO NOT WET MASONRY UNITS BEFORE LAYING, U.O.N.

LAY MASONRY IN RUNNING BOND, U.O.N.

PROVIDE BOND BEAM UNIT AT HORIZONTAL REINFORCING.

PROVIDE THE FOLLOWING MINIMUM CLEARANCES BETWEEN REINFORCING BARS AND THE INTERIOR FACE SHALL BE 1" FOR COARSE GROUT AND 1/2" FOR FINE GROUT.

REINFORCING BARS SHALL RUN IN AS LONG LENGTHS AS PRACTICAL. SPICE LENGTHS NOT OTHERWISE DETAILED OR NOTED IN THE STRUCTURAL DRAWINGS SHALL BE 72 BAR DIAMETERS.

DO NOT PLACE CHASES, PIPES, AND CONDUITS IN MASONRY EXCEPT AS SHOWN ON THE DRAWINGS OR APPROVED BY THE ENGINEER.

GROUT POUR HEIGHTS SHALL NOT EXCEED THOSE LISTED IN ACI 903.1, TABLE 7. GROUT LIFT HEIGHTS SHALL NOT EXCEED FIVE FEET.

FOR GROUT POUR HEIGHTS EXCEEDING FIVE FEET, CLEANOUTS, SPACED A MAXIMUM OF 32" ON CENTER, ARE REQUIRED AT BOTTOM COURSE FOR EACH VERTICAL BAR.

CONSOLIDATE GROUT POURS BY MECHANICAL VIBRATION. FORM GROUT KEYS BETWEEN GROUT POURS.

EARTHQUAKE DESIGN DATA

SEISMIC FORCE-RESISTING SYSTEM:
Is 1.0
Ss 0.22
SI 0.043
SITE CLASS C
Sds 0.176
Sd1 0.079
SEISMIC DESIGN CATEGORY B

WIND DESIGN DATA

BASIC WIND SPEED, V 105 MPH
EFFECTIVE WIND SPEED 120 MPH
Exposure C (OPEN TERRAIN)

MAIN WIND-FORCE RESISTING SYSTEMS

ANALYSIS PROCEDURE METHOD 2, RIGID, LOW-RISE, h < or = 60 FT

COMPONENTS & CLADDING

ANALYSIS PROCEDURE METHOD 2, LOW-RISE, h < or = 60 FT

FOUNDATIONS

FOUNDATION DESIGN IS BASED ON A GEOTECHNICAL REPORT BY JPS ENGINEERING, INC AND IS LIMITED TO PROJECT PHASE 2B BRANCH OPERATIONS 1, 7480 KOOLAUA ROAD, KILAUEA, KAUAI, HI. SPREAD FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR SAPIROLITE AND EXTEND A MINIMUM 18" BELOW ADJACENT GRADE. FOOTING DESIGN IS BASED ON A MAXIMUM ALLOWABLE SOIL BEARING CAPACITY OF 2400 PSF/DEAD PLUS LIVE AND 5500 PSF TOTAL LOADS, INCLUDING WIND OR SEISMIC.

EXCEPT WHERE OTHERWISE SHOWN, EXCAVATIONS SHALL BE MADE AS NEAR AS POSSIBLE TO THE NEAT LINES REQUIRED BY THE SIZE AND SHAPE OF THE STRUCTURE. ALL FOUNDATIONS SHALL BE FOUNDED WITH CUT THE USE OF SIDEFORMS WHEREVER POSSIBLE. IF THE TRENCHES CAN NOT FULLY STAND, FULLY FORM SIDES TO DIMENSIONS SHOWN.

DO NOT ALLOW WATER TO STAND IN TRENCHES. IF BOTTOMS OF TRENCHES BECOMES SOFTENED DUE TO RAIN OR OTHER WATER BEFORE CONCRETE IS CAST, EXCAVATE SOFTENED MATERIAL AND REPLACE WITH PROPERLY COMPACTED JACKFILL OR CONCRETE.

WATERPROOFING

WHERE STRUCTURAL DETAILS INDICATE ANY WATERPROOFING OR VENTILATION ITEM, THEY ARE SCHEMATIC ONLY AND FOR THE PURPOSE OF ASSISTING IN SHOWING A COMPLETE STRUCTURAL DETAIL. REFER ONLY TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR THE COMPLETE DESCRIPTION OF ALL REQUIRED WATERPROOFING AND VENTILATION SYSTEMS.

CONCRETE

CONCRETE SHALL BE NORMAL WEIGHT AND SHALL BE REINFORCED UNLESS OTHERWISE NOTED. CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 901-10, SPECIFICATIONS FOR STRUCTURAL CONCRETE. CONCRETE SHALL ATTAIN A MINIMUM ULTIMATE COMPRESSIVE STRENGTH (F'c) OF 5000 PSI AT 28 DAYS UNLESS NOTED OTHERWISE. FOUNDATION DESIGN IS BASED ON A COMPRESSIVE STRENGTH OF 5500 PSI. THEREFORE, SPECIAL INSPECTION IS NOT REQUIRED.

REINFORCING STEEL

REINFORCING STEEL SHALL CONFORM TO ASTM A-615 AND ASTM A-706 AS NOTED, GRADE 60.

EPOXY COATED REINFORCING STEEL SHALL CONFORM TO ASTM A-706 AND ASTM A-775/A-775M WITH LESS THAN 2 PERCENT DAMAGE IN EACH 12" BAR LENGTH. ALL REINFORCING STEEL SHALL BE EPOXY COATED.

REINFORCING BARS NOTED OR SHOWN AS CONTINUOUS SHALL RUN IN AS LONG LENGTHS AS PRACTICAL. IN SLAB AND BEAMS LOCATE TOP BAR SPICES MIDWAY BETWEEN SUPPORTS. BOTTOM BAR SPICES AT SUPPORTS. SPICE LOCATIONS SHALL BE SUBMITTED FOR REVIEW. THE FOLLOWING SPICE LENGTHS APPLY UNLESS OTHERWISE DETAILED OR NOTED IN THE STRUCTURAL DRAWINGS.

UNLESS OTHERWISE NOTED, THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:

CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
CONCRETE EXPOSED TO EARTH OR WEATHER 1 1/2"
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND 1 1/2"
SLABS AND WALLS 1 1/2"

GENERAL NOTES

SCOPE

THE SCOPE OF WORK INCLUDES A NEW RETAINING WALL AT POOL.

COORDINATION

DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS. QUESTIONS OF IDENTIFICATION OF APPLICABLE DETAIL OR STRUCTURAL MEMBER SHALL BE BROUGHT TO THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL COMPARE STRUCTURAL DRAWINGS WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AS TO LAYOUT, DETAILS, DIMENSIONS AND ELEVATIONS. ALL QUESTIONS, DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT FOR ADJUSTMENT BEFORE PROCEEDING WITH WORK.

CONTRACTOR MEANS AND METHODS

GFDS ENGINEERS SHALL NOT SUPERVISE, DIRECT OR HAVE ANY CONTROL OVER THE CONTRACTOR'S WORK NOR HAVE ANY RESPONSIBILITY FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES SELECTED BY THE CONTRACTOR NOR FOR THE CONTRACTOR'S SAFETY PRECAUTIONS OR PROGRAMS IN CONNECTION WITH THE WORK. THESE POINTS AND RESPONSIBILITIES ARE SOLELY THOSE OF THE CONTRACTOR.

UNLESS OTHERWISE APPROVED BY THE ARCHITECT, THE CONTRACTOR SHALL INSTALL DOORS, WINDOWS, PARTITIONS AND FINISHES AFTER THE MAJORITY OF THE DEAD LOADS HAVE BEEN INSTALLED (I.E. STRUCTURAL FRAMING, ROOFING, HEAVY FINISHES, ETC.) IN ORDER TO LIMIT DAMAGE TO FINISHES, WINDOWS, DOORS AND PARTITIONS DUE TO DEAD LOAD DEFLECTIONS.

CONSTRUCTION PHASE SITE VISITS

GFDS ENGINEERS WILL PROVIDE CONSTRUCTION SITE VISITS AND OBSERVE THE PROGRESS AND QUALITY OF STRUCTURAL PORTIONS OF THE WORK. THESE VISITS AND OBSERVATIONS ARE NOT INTENDED TO BE AN EXHAUSTIVE CHECK OR DETAILED INSPECTION OF THE CONTRACTOR'S WORK, BUT RATHER TO ALLOW GFDS ENGINEERS TO BECOME GENERALLY FAMILIAR WITH THE WORK IN PROGRESS AND TO DETERMINE, IN GENERAL, IF THE WORK IS PROCEEDING IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THE GENERAL CONTRACTOR SHALL TAKE THE APPROPRIATE ACTION TO CORRECT PORTIONS OF THE WORK INDICATED AS BEING NOT IN COMPLIANCE WITH THE CONTRACT DOCUMENTS.

SPECIAL INSPECTION AND TESTING

IN ACCORDANCE WITH IBC 2006, CHAPTER 17 THE OWNER OR OWNER'S AGENT SHALL ENGAGE A SPECIAL INSPECTOR TO PROVIDE SPECIAL INSPECTIONS, UNLESS OTHERWISE SPECIFICALLY INDICATED. GFDS ENGINEERS SHALL NOT PROVIDE SPECIAL INSPECTION. CONTRACTOR SHALL REVIEW THE SPECIAL INSPECTION REQUIREMENTS SHOWN ON THE CONTRACT DOCUMENTS AND/ OR ON COMPLETED FORMS ISSUED BY THE BUILDING DEPARTMENT HAVING JURISDICTION OVER THE WORK AND SHALL NOTIFY TESTING AGENCIES AT LEAST 24 HOURS IN ADVANCE OF TIME WHEN WORK THAT REQUIRES TESTING OR INSPECTING WILL BE PERFORMED.

STRUCTURAL OBSERVATION

GFDS ENGINEERS WILL PROVIDE STRUCTURAL OBSERVATION IN ACCORDANCE WITH IBC 2006, CHAPTER 17, SECTION 1710 AS INDICATED ON THE DRAWINGS. CONTRACTOR SHALL REVIEW THE STRUCTURAL OBSERVATION REQUIREMENTS SHOWN ON THE CONTRACT DOCUMENTS AND NOTIFY GFDS ENGINEERS AT LEAST 48 HOURS IN ADVANCE OF THE WHEN WORK THAT REQUIRES STRUCTURAL OBSERVATION WILL BE COMPLETED.

SUBMITTALS

THE FOLLOWING SHALL BE SUBMITTED TO GFDS ENGINEERS, WITH COPY TO THE ARCHITECT, FOR REVIEW.

CONTRACTOR PROPOSED CHANGES IN PRODUCTS, MATERIALS, EQUIPMENT, AND METHODS OF CONSTRUCTION FROM THOSE SPECIFIED ON THE STRUCTURAL DRAWINGS.

CONCRETE MIX DESIGN
STRUCTURAL STEEL SECTION AND DETAIL DRAWINGS
REINFORCING BAR MILL CERTIFICATES

CODE AND STANDARDS

DESIGN IS BASED ON THE INTERNATIONAL BUILDING CODE, 2006 EDITION. CONSTRUCTION SHALL CONFORM WITH APPLICABLE SECTIONS OF THIS CODE.

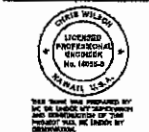
REFERENCE STANDARDS SHALL BE THE EDITION NOTED IN THE CODE, UNLESS OTHERWISE INDICATED.

OCCUPANT CATEGORY II

LIVE LOADS

DESIGN LIVE LOADS PER IBC TABLE 1607.1 AND AS FOLLOWS. LIVE LOADS MAY BE REDUCED IN ACCORDANCE WITH IBC TABLE 1607.2.

ROOF LIVE NA



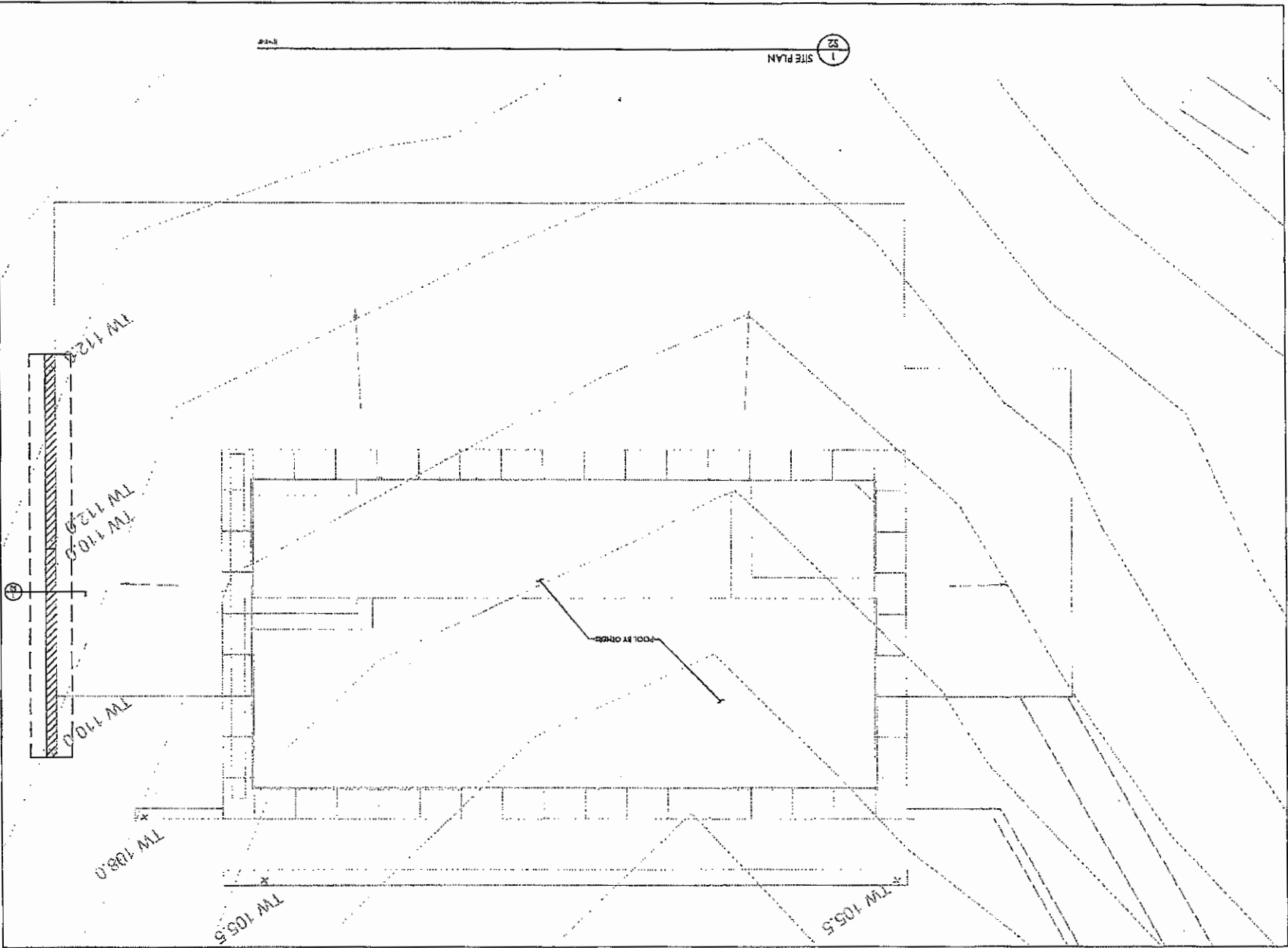
DATE: 1/20/20
Drew Wilson

PERMIT
06-18-2018

KR FARM DWELLING 1 POOL
7480 KOOLAUA ROAD
KILAUEA, KAUAI, HI 96754
T.M.K.: (4) 5-1-003-006

ISSUED: DATE:
PERMIT: 2018-06-18

2018-14024-013
CONTENTS:
GENERAL NOTES



S2

SITE PLAN

| DATE | REVISION | DESCRIPTION |
|------------|----------|-------------------|
| 06-18-2018 | 1 | ISSUED FOR PERMIT |

KR FARM DWELLING 1 POOL
7480 KOOLAU ROAD
KILAUEA, KAUAI, HI 96754
T.M.K.: (4) 5-1-003.006


PERMIT
06-18-2018



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architecture
15127121
James M. Harris, P.E.
Professional Engineer
No. 50064
State of Hawaii

7 STANDARD REINFORCING HOOKS

TABLE 1. *Continued*



1. LAP SPACE LENGTHS ARE BASED ON ACI 318-08 12.2.2, GR. 60 STEEL AND NORMAL WEIGHT AGGREGATE. CLEAR SPACING OF BARS BEING DEVELOPED OR SPLICED NOT LESS THAN 2db AND CLEAR COVER NOT LESS THAN db.

FOR WALLS THE SPICES SHALL ALSO BE STAGGERED WITH RESPECT TO THE OPPOSITE CURTAIN.

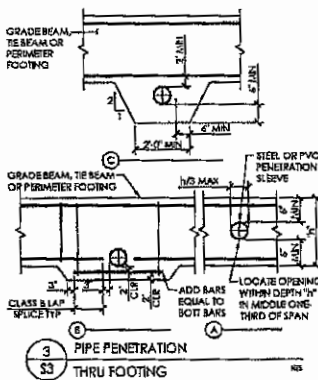
3. TOP BARS ARE BARS WITH MORE THAN 12" OF CONCRETE POURED BELOW THE BARS.

4 TENSION LAP SPICES FOR EPOXY
53 COATED DEFORMED BARS

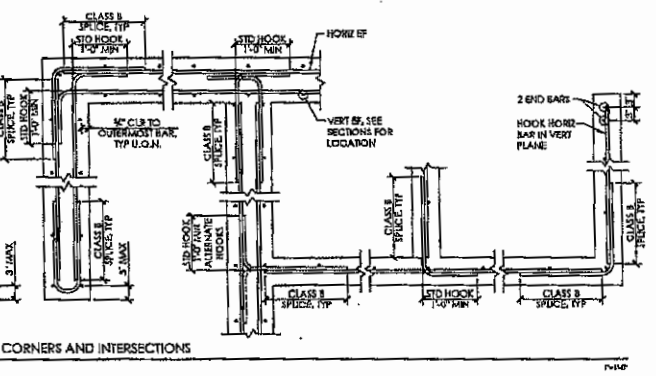
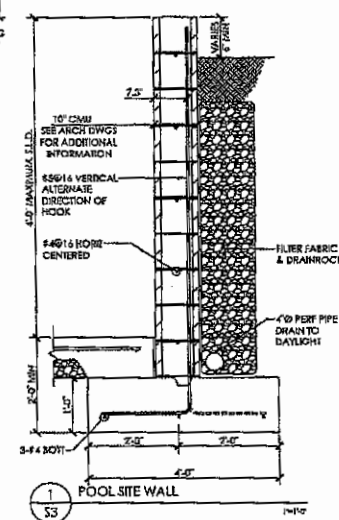
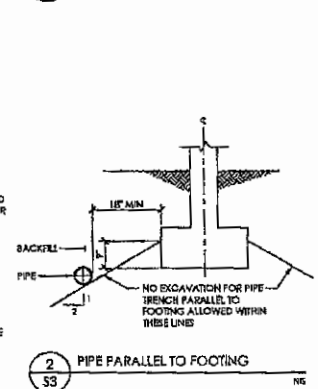
CL
SPU

CL
SPU

2 END BARS




ALTERNATE: IF FUTURE ROOF IS NOT ANTICIPATED TO BE INSTALLED, CONTRACTOR MAY USE 8" CMU W/ #4@8 VERTICAL



**G F
D S**
ENGINEERS

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123 Green Street, 3rd-6th Floors
Two East 42nd Street, Chicago, IL 60611
416.517.1201



THESE NOTES WERE PREPARED BY ME OR UNDER MY SUPERVISION AND COMPLETION OF THE PROJECT WILL BE UNDER MY RESPONSIBILITY.

Chris Wynn

PERMIT
06-18-2018

4
1 POO

LLING
DAD
HI 9675
3:006

1 DWEE
PLAURC
KAUAI, I
J) 5-1-00

R FARM
180 KOC
LAUEA,
M.K.: (4

REF ID: A66084

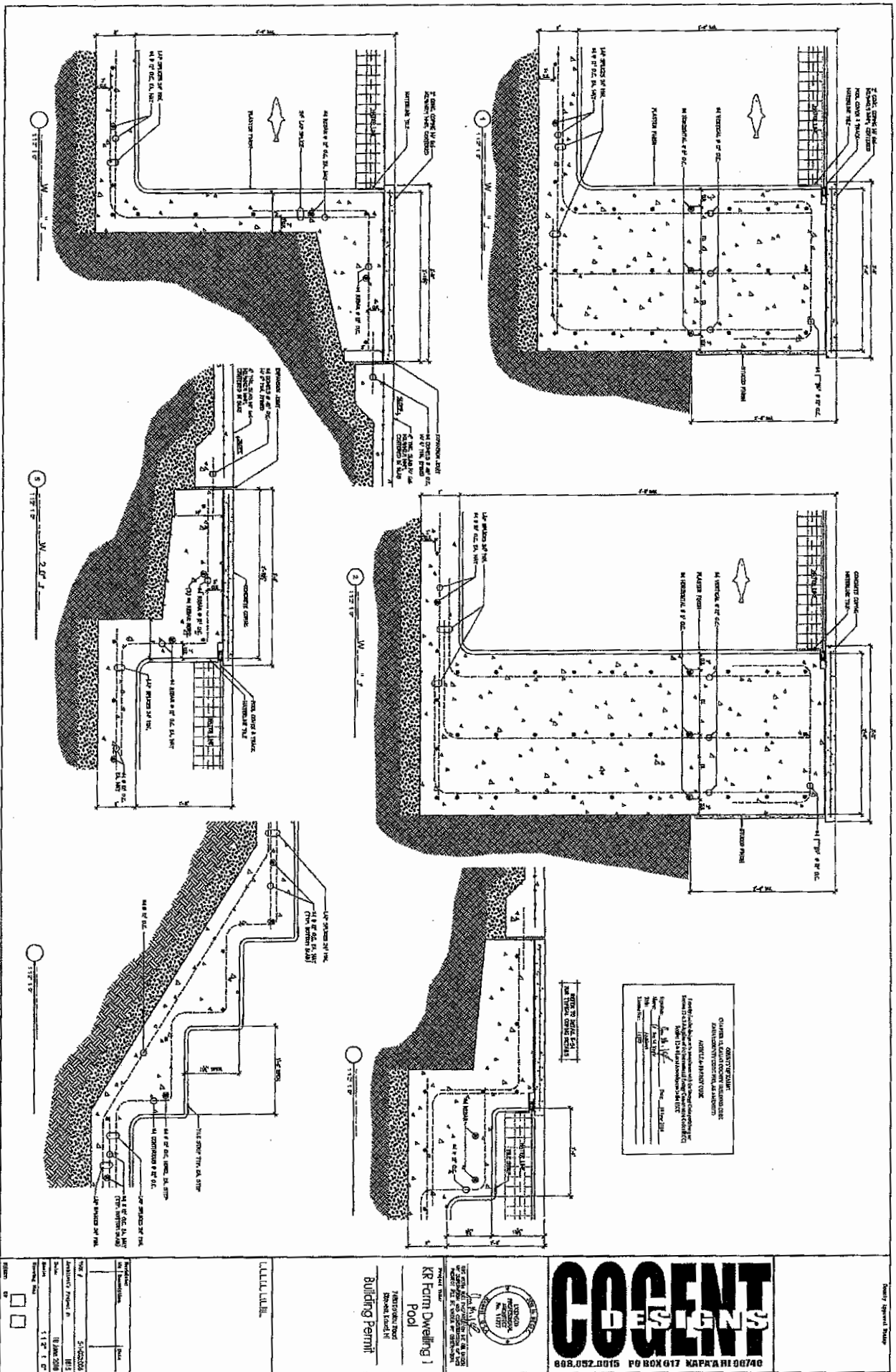
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PERMIT: 2018-04-18

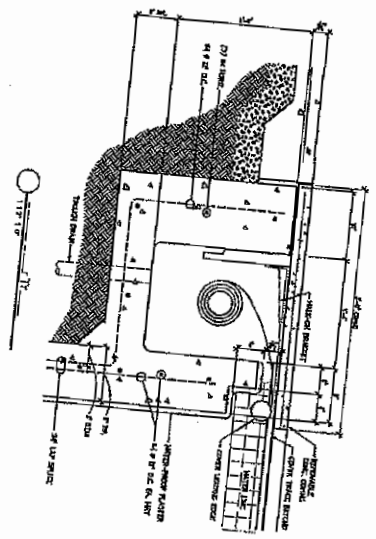
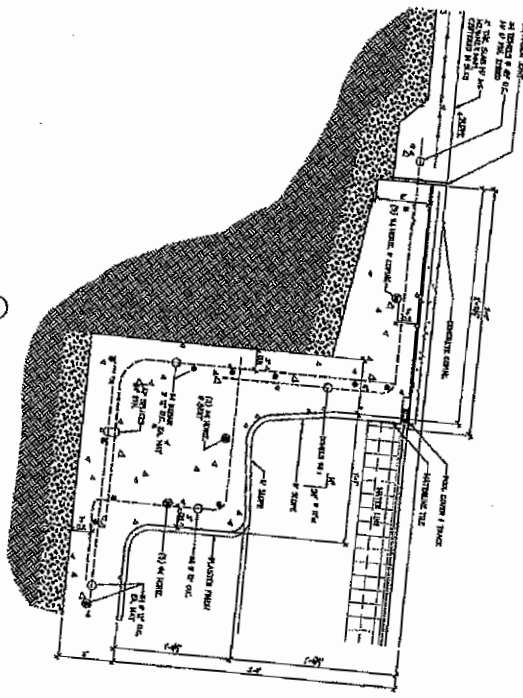
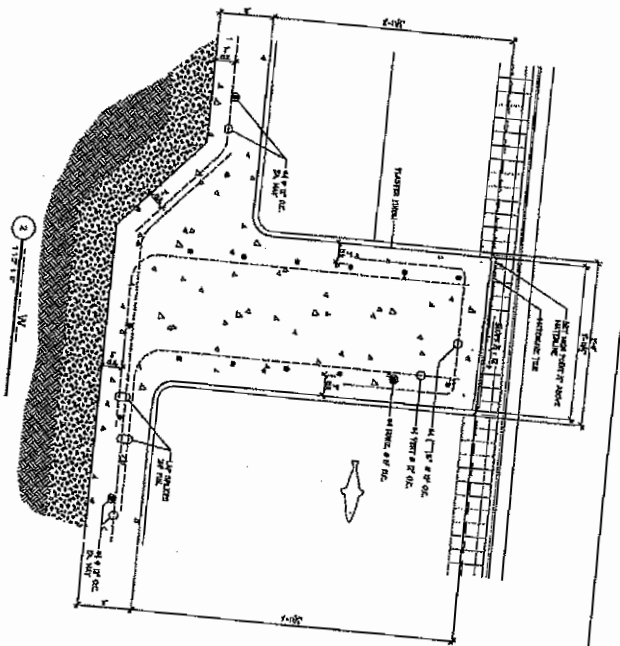
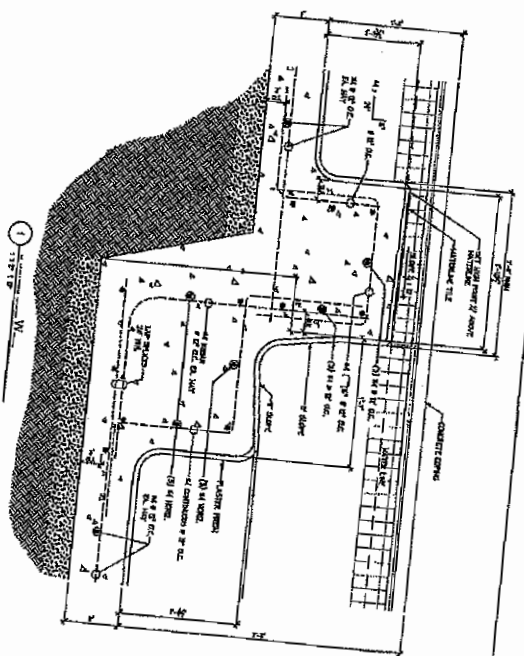
JOB # 1609713

CONTENTS:

DETAILS

S3





Sheet Layout Status

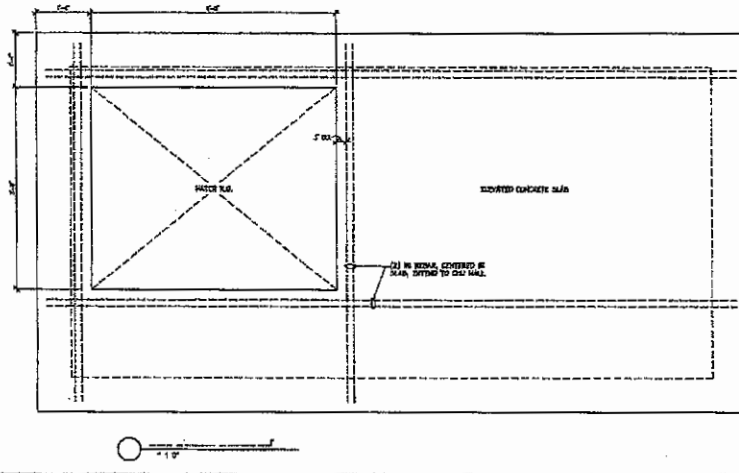
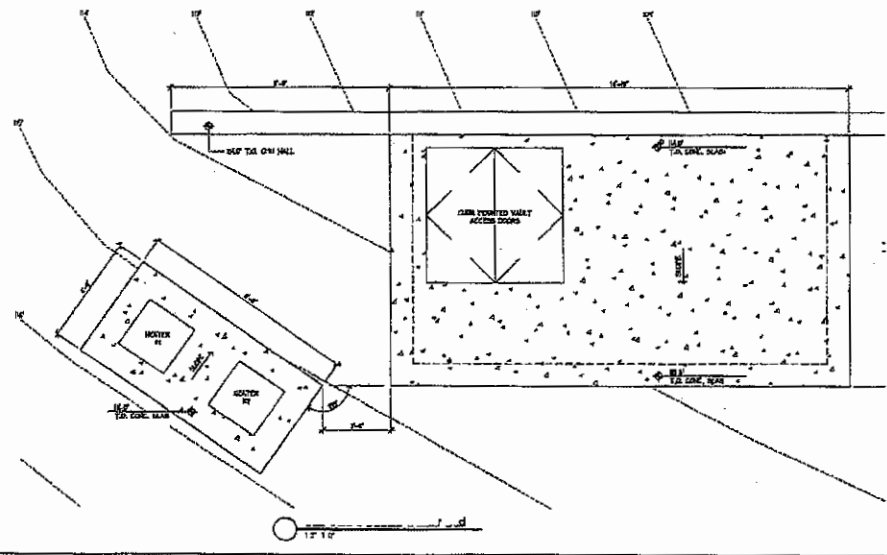
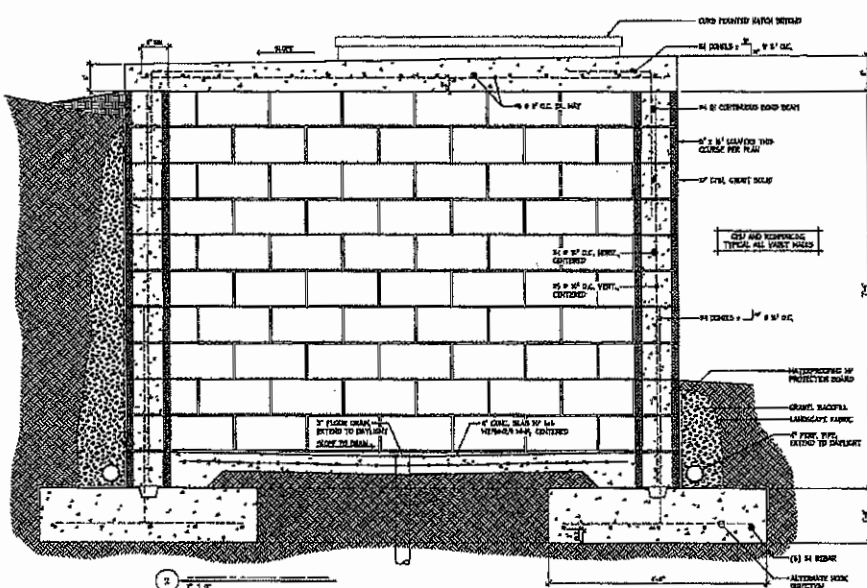
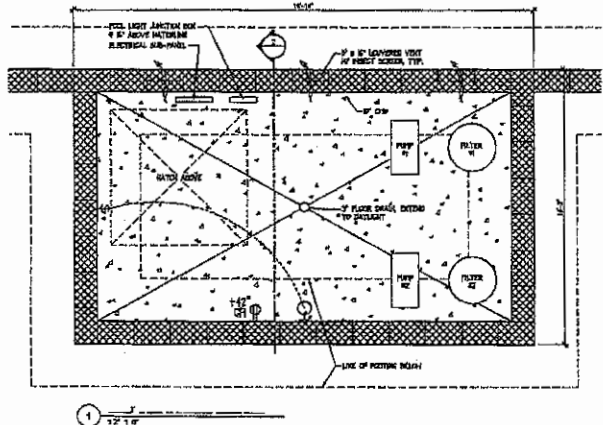
COCCENT
DESIGNS
808.652.0015 PO BOX 017 KAPAHULU HI 96748



KR Form Dwelling 1
Pool
700 Kapiolani Blvd
Oahu, Hawaii 96811
Building Permit

DATE: 11/1/10

| | |
|--------|---------|
| NO. 1 | 11/1/10 |
| NO. 2 | 11/1/10 |
| NO. 3 | 11/1/10 |
| NO. 4 | 11/1/10 |
| NO. 5 | 11/1/10 |
| NO. 6 | 11/1/10 |
| NO. 7 | 11/1/10 |
| NO. 8 | 11/1/10 |
| NO. 9 | 11/1/10 |
| NO. 10 | 11/1/10 |



County Approved Stamp

COCKEY

Professional Engineer
No. 11111
State of Ohio

Project Name: KR Farm Dwelling 1 Pool

Address: 10000 E. 10th Ave., Dayton, Ohio 45424

Building Permit

Scale: 1/2" = 1'-0"

Sheet: 1 of 1

Drawn by: [Signature]

Check by: [Signature]

Approved by: [Signature]

Date: 10/10/2019

1. ALL WORK ON UTILITY FACILITIES SHALL BE DONE IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF HAWAIIAN TELCO AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITY COOPERATIVE FOR THE FACILITIES WITHIN THEIR JURISDICTION.
2. THE CONTRACTOR SHALL CLOSELY COORDINATE ALL WORK WITH HAWAIIAN TELCO AND KAUAI I ISLAND UTILITY COOPERATIVE.
3. ALL TRENCHES MUST BE INSPECTED BY HAWAIIAN TELCO AND KAUAI I ISLAND UTILITY COOPERATIVE PRIOR TO BACKFILLING AND CONCRETE-ENCASING OPERATIONS. THE CONTRACTOR SHALL NOTIFY THE HAWAIIAN TELCO DISTRICT ENGINEER REGARDING ANY SCHEDULED WORK AT LEAST 24 HOURS PRIOR TO THE BEGINNING OF CONCRETE BACKFILLING.
4. CRUSHED CRUSHED ROADWAYS SHALL BE ENCASED IN A CONCRETE JACKET. CONCRETE ENCASEMENT SHALL EXTEND A MINIMUM OF 12 INCHES BEYOND THE EDGES OF PAVEMENT.
5. MINIMUM CLEARANCES BETWEEN ELECTRICAL AND TELEPHONE CONDUITS SHALL BE 12 INCHES HORIZONTALLY AND 6 INCHES VERTICALLY; HOWEVER, IF BOTH UTILITIES ARE CONCRETE ENCASED, A 3 INCH CLEARANCE MAY BE UTILIZED IN BOTH DIRECTIONS.
6. AT NO TIME SHALL CEMENT MORTAR, WOOD OR ANY OTHER MATERIAL BE USED TO COVER CRACKED SECTIONS OF PULLEYS, HANDWHEELS AND HANDWHEELS. LEVELING OR RAISING OF BOXES SHALL BE DONE AT THE BRICK WORK SECTION USING LEVEL MORTAR. THE PERMANENT INSTALLATION OF WOODEN VERGES OR CEMENT OR RAISE THE PRECAST SECTIONS SHALL NOT BE PERMITTED.
7. IF A 12" PRECAST BASE IS NOT PROVIDED, THEN A MINIMUM OF TWO LAYERS OF BRICK SHALL BE USED ON ALL OF THE PULLEY INSTALLATIONS. THERE SHALL BE NO LESS THAN ONE FULL LAYER OF BRICK BELOW THE LOWEST CABLE ENTERING OR LEAVING THE PULLEY.
8. UNLESS INDICATED OTHERWISE, CONDUITS SHALL ENTER BOXES AT AN 89 DEGREE ANGLE AND BE FLUSH TO THE WALL, WITH FLANGES OR BELL ENDS TO PREVENT CABLE DAMAGE.
9. A MINIMUM OF 3 INCHES OF 3/4 INCHES CRUSHED ROCK BACKFILL SHALL BE PLACED LOOSELY AT THE BOTTOM OF HANDWHEEL OR PULLEYS. CLEARANCE ABOVE CRUSH ROCK BACKFILL TO BE A MINIMUM OF 3 INCHES.
10. THE TOP OF ALL UTILITY BOXES SHALL BE INSTALLED FLUSH WITH FINISH GRADE WHEN INSTALLED IN SIDEWALK OR PAVEMENT STRIP NEAR SIDEWALK. OTHER LOCATIONS TO BE INSTALLED 1 INCH ABOVE FINISH GRADE UNLESS INDICATED OTHERWISE.
11. BACKFILL MATERIAL AROUND ALL WATERLINES SHALL BE SLEIGHT MATERIALS.
12. WATER WORKS INSPECTION SHALL BE CONDUCTED AT ALL WATERLINE CROSSINGS.
13. THE CONTRACTOR SHALL MAINTAIN A 18" MINIMUM SEPARATION BETWEEN WATERLINES AND TOP OF DIRECT BURIED UTILITY CONDUITS. WHEN UTILITY CONDUITS ARE LOCATED IN TRENCHES, THE MINIMUM SEPARATION BETWEEN UTILITY CONDUITS, A 18" MINIMUM SEPARATION BETWEEN WATERLINE AND OUTER EDGE OF CONCRETE ENCASEMENT THE UTILITY CONDUITS SHALL BE MAINTAINED. STONE OR CRUSHED ROCK SHALL BE USED TO BACKFILL TRENCHES. PRIOR TO SCHEDULED ELECTRICAL/WATER TRENCH BACKFILLING OPERATIONS.
14. THE LOCATION OF OVERHEAD AND UNDERGROUND FACILITIES SHOWN ON THE PLANS ARE ESTIMATING RECORDS WITH VARYING DEGREES OF ACCURACY AND ARE NOT GUARANTEED AS SHOWN. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHENEVER CONSTRUCTION CROSSINGS OR IS IN CLOSE PROXIMITY OF UNDERGROUND LINES SHALL MAINTAIN THE EXISTING RECORD TO REVEAL IT SAFE AND EQUIPMENT WITHIN OR UNDER ANY OVERHEAD LINES. ANY DAMAGES TO THE EXISTING FACILITIES SHALL BE REPAIRED BY RESPECTIVE UTILITY DO AND PAID BY CONTRACTOR.
15. WHEN TRENCH EXCAVATION IS ADJACENT TO EXISTING STRUCTURES OR FACILITIES, THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY SHIELDING AND BRACING THE STRUCTURES AND STAYING THE EXISTING GROUNDS TO REVEAL IT SAFE AND SECURE FROM POSSIBLE SLIDES, CREEPS, AND SETTLEMENT, AND FOR PROPERLY SUPPORTING EXISTING STRUCTURES AND FACILITIES WITH BEAMS, STRUTS, OR UNDERPINNING TO FULLY PROTECT IT FROM DAMAGE.
16. SHOULD IT BECOME NECESSARY, ANY WORK REQUIRED TO RELOCATE EXISTING UTILITY SHALL BE RESPONSIBLE FOR COORDINATION.

[illegible]

| ELECTRICAL SYMBOLS | |
|--------------------|--|
| KEY SYMBOL | DESCRIPTION |
| | ELECTRICAL PANEL/LANDINGS |
| | DUPLEX RECEPTACLE, GROUND FAULT INTERRUPTER TYPE, 150V. |
| | WALL 5-20A WALL MTL. SEE ARCH'D PAGES WHERE NOTED, OTHERWISE 12" AFF |
| | DISCONNECT SWITCH |
| | JUNCTION BOX, 4" SQ MIN., WALL/CEILING MTD. RESPECTIVELY |
| | ELECTRICAL CONNECTION |
| | ELECTRICAL METER |
| | CONDUIT & WIRING IN WALL OR CEILING |
| | RACE CONDUIT & WIRING CONCEALED BELOW FINISH FLOOR OR GRADE |
| | CONDUIT CONFIGURATION |
| | VALVE TRANSFORMER |
| | "P" = PRIVATE ELECTRICAL HANDICAPPED |
| | "F" = PRIVATE ELECTRICAL HANDICAPPED |
| | "1/2\"/> |
| | NOTE INDICATING QUANTITIES BOX NOTE 1 |
| | ELECTRICAL EQUIPMENT WITH DESIGNATIONS |
| | INDICATES TYPE "A" OUTLET SECTION WITH 1/2\"/> |
| | SEE RESPECTING SHEETS FOR OUTLET SECTIONS, CONDUITS, & CABLE CONFIGURATIONS |

MINIMUM CONDUIT SIZE SHALL BE 3/4". ANY CIRCUIT W/ NO FURTHER DESIGNATION INDICATES A TWO (2) WIRE CIRCUIT. CIRCUITS W/ ADDITIONAL WIRE ARE INDICATED AS FOLLOWS: $\frac{3}{4}$ -3 WIRES, $\frac{3}{4}$ -4 WIRES, ETC. MINIMUM CONDUCTOR SIZE SHALL BE #12, ALTHOUGH NOT INDICATED. A SEPARATE GREEN GROUND CONDUCTOR SIZED PER THE N.E.C. SHALL BE INSTALLED IN ALL BRANCH CIRCUIT CONDUITS.

1. PLANS DO NOT INDICATE COMPLETION EXISTING ELECTRICAL CONDITIONS. CONTRACTOR SHALL VISIT JOBSITE TO BECOME FAMILIAR WITH ALL EXISTING CONDITIONS AND EXTENT OF REMEDIATION AND NEW WORK PRIOR TO THE START OF WORK.
2. PRIOR TO THE START OF WORK, CONTRACTOR SHALL VISIT JOBSITE AND REPORT ANY DISCREPANCIES AND/OR DIFFERENCES IN BRANINGS, IN RESPECT TO EXISTING CONDITION, TO OWNER.
3. CONTRACTOR SHALL RESOLVE ALL DISCREPANCIES AND QUESTIONS PRIOR TO THE START OF WORK. NO EXTRA PAYMENT SHALL BE ALLOWED ON ACCOUNT OF WORK SPACE DISCREPANCIES. CONTRACTOR'S FAILURE TO VISIT THE SITE AND/OR FAILURE TO RESOLVE DISCREPANCIES AND QUESTIONS.
4. WHERE POSSIBLE CORROSION ALL PIPERACKS IN WALL OR ABOVE CEILING, WHERE PIPERACKS AND BOXES ARE EXPOSED, PAINT PIPERACKS AND BOXES TO MATCH ADJACENT FINISH.
5. CONTRACTOR SHALL COORDINATE ALL WORK WITH KAWAI BRAND UTILITY COOPERATIVE (KOBUN), HANAMAKI TELCO, HOKURIKI KABLE AND THE OWNER.
6. PROVIDE POLYETHYLENE DOUBLE TEST PULLDOWN IN ALL EMPTY COUPLERS, UNLESS OTHERWISE NOTED.
7. ALL ELECTRICAL EQUIPMENT ENCLOSURES AND ESTABLISHED WORKING HARDWARE FOR OUTDOOR INSTALLATION SHALL BE TYPE 306 STAINLESS STEEL, UNLESS OTHERWISE NOTED.

COUNTY OF MANHATTAN

TO THE BEST OF MY KNOWLEDGE, THIS PROJECT'S SCOPE SUBSTANTIALLY CORRESPONDS TO THE
BUILDING SAFETY DEPARTMENT'S CURRENT FILE

☐ BUILDING COMPONENTS SYSTEMS
☒ ELECTRICAL COMPONENT SYSTEMS
☐ MECHANICAL COMPONENT SYSTEMS

DATE 06/10/18

NAME: Scott Schmitt
TITLE: Project Manager
LICENSE NO.: 14733-E



This work was supervised by me or under my supervision and construction of this project will be under my observation
Signature Date of the Officer: 1/28/20

KR FARM DWELLING 1 POOL
KILAUEA, KAUAI, HAWAII

BUILDING PERMIT

| NO. | DATE | REVISION |
|----------------|----------|----------|
| | | |
| | | |
| | | |
| | | |
| PROJECT NUMBER | 21605791 | |

**SYMBOLS,
GENERAL NOTES,
& ABBREVIATIONS**

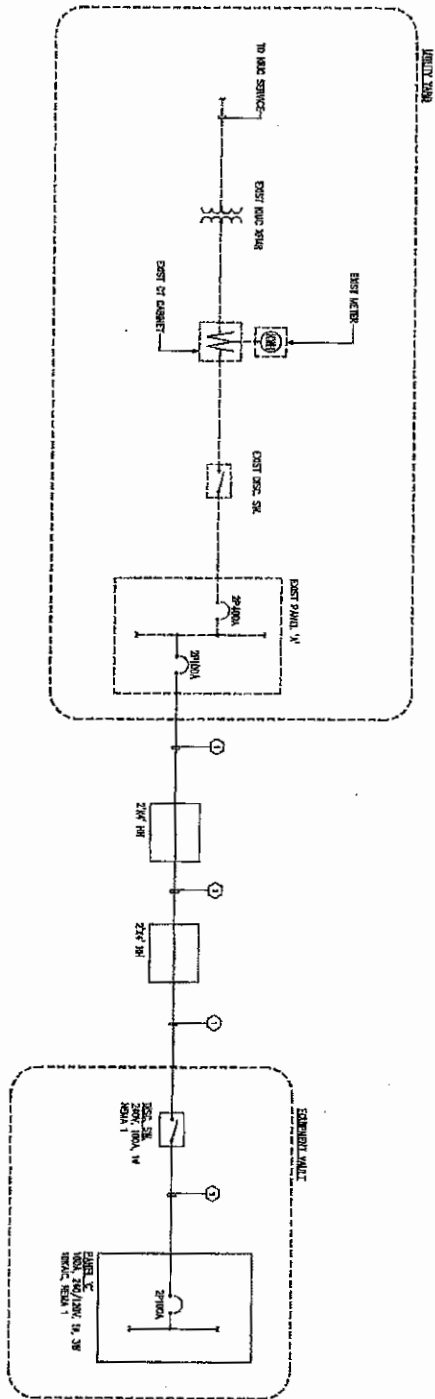
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 CHECKED BY: SWS
 DATE: 06/16/2011
 SCALE:
 SHEET 10-10-27
 E01

Pathology: 10/20/01 8102/81/0 STOMACH 18362812710711819091215123104410707A:2



E03

ONE-LINE DIAGRAM
NOT TO SCALE



| CONDUIT SCHEDULE | |
|------------------|--------------|
| 1 | 2x 3/4" M 80 |

This work was prepared by me
in accordance with the
requirements of the project.
I am a duly licensed
Professional Engineer in the State of Hawaii.



Professional Seal
Professional Engineer
State of Hawaii
License No. 11753
Date 11/15/13



KR FARM DWELLING 1 POOL
KUALAENA, KAUAI, HAWAII

BUILDING PERMIT

| | | |
|-----|-----------|-------------------|
| NO. | DATE | REVISION |
| 1 | 8/16/2018 | ISSUED FOR PERMIT |

PROJECT NUMBER: 1405331

SHEET TITLE:
ONE-LINE DIAGRAM

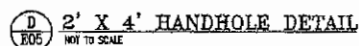
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| DESIGNED BY | AND |
| CHECKED BY | AND |
| DATE | DATE |

E04

PANEL SCHEDULES
NOT TO SCALE



DUCT SECTIONS
NOT TO SCALE



KALANIS ISLAND UTILITY COOPERATIVE

BUILDING PERMIT

E06

E05

E05

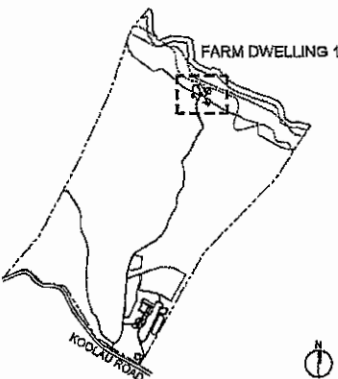
EXHIBIT "E-5"

KR
KILAUEA, KAUAI, HAWAII
FARM DWELLING 1 RETAINING WALL - BUILDING PERMIT

VICINITY MAP



KEY MAP



LINE TYPES

| | |
|-----|------------------|
| --- | PROPERTY LINE |
| --- | CONCRETE |
| --- | EXISTING CONTOUR |
| --- | EXISTING CONTOUR |
| --- | WATER LINE |
| --- | GAS LINE |
| --- | ELECTRICAL LINE |

GENERAL NOTES

- THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, AND CONDITIONS PRIOR TO STARTING WORK. ANY DISCREPANCIES SHALL BE PROMPTLY REPORTED TO THE OWNER'S REPRESENTATIVE.
- PLUS/ MINUS DIMENSIONS ARE GIVEN FOR IMPROVEMENTS THAT MAY VARY SLIGHTLY. ALL OTHER DIMENSIONS ARE EXACT. CONTRACTOR TO STAKE PROPOSED WORK PRIOR TO CONSTRUCTION FOR OWNER AND OWNER'S REPRESENTATIVE TO REVIEW.
- ANY DISCREPANCIES BETWEEN THE VARIOUS ELEMENTS OF THE DRAWING AND/OR FINISH SCHEDULE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH WORK NOT INVOLVED.
- ALL WORK SHALL COMPLY WITH THE INTERNATIONAL BUILDING CODE AND AMENDMENTS, AS ADOPTED BY THE COUNTY OF KAUAI.
- THE CONTRACTOR SHALL OBSERVE AND COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS REQUIRED FOR THE PROTECTION OF PUBLIC HEALTH, SAFETY, AND ENVIRONMENTAL QUALITY.
- IN THE EVENT THAT SUBSURFACE CULTURAL REMAINS SUCH AS ARTIFACTS, BURIALS, OR DEPOSITS OF SHELLS OR CHARCOAL ARE ENCOUNTERED DURING THE EXCAVATION WORK, THE CONTRACTOR SHALL STOP WORK IN THE AREA OF THE FIND AND SHALL REPORT THE FIND TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
- PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE TO REVIEW PLANS, SITE CONDITIONS AND CONSTRUCTION.
- SCOPE OF WORK:
THE GENERAL SCOPE OF WORK INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING:
- PROVIDE ALL LABOR, EQUIPMENT AND MATERIALS FOR THE CONSTRUCTION OF ALL EXTERNAL LANDSCAPE ARCHITECTURAL ELEMENTS AS PER PLANS AND SPECIFICATIONS, INCLUDING:
- PAVING, WALLS, POOL, SPA AND SITE AMENITIES
- LANDSCAPE MATERIAL
- IRRIGATION SYSTEM
- THE LIMIT OF WORK FOR THE LANDSCAPE ARCHITECTURAL ELEMENTS WILL BEGIN AT THE OUTSIDE EDGE OF THE BUILDING WALLS OR EDGE OF LANAI. QUESTIONS REGARDING THE SPECIFIC LIMIT OF WORK SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUEVING REQUIRED FOR IRRIGATION SYSTEM.
- THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL, ELECTRICAL, CIVIL AND MECHANICAL DRAWINGS FOR INFORMATION AND SHALL COORDINATE WITH ALL OTHER TRADES TO ENSURE INTEGRITY OF WORK.

SYMBOLS

| | |
|-----|---------------------|
| --- | ALION |
| --- | ELEVATION REFERENCE |
| --- | SECTION REFERENCE |
| --- | KEYNOTE REFERENCE |
| --- | REFERENCE NOTE |
| --- | DETAIL KEY ITEM |
| --- | SPOT ELEVATION |
| --- | BREAK LINE |

ABBREVIATIONS

| | |
|--------|---------------------------|
| ALT | ALTERNATE |
| ALUM | ALUMINUM |
| APPROX | APPROXIMATELY |
| ARCH | ARCHITECTURAL |
| BC | BOTTOM OF CURB |
| BP | BOTTOM OF POOL |
| BS | BOTTOM OF STAIR |
| SW | BOTTOM OF WALL |
| CIP | CAST IN PLACE |
| CL | CENTER LINE |
| CJ | CONTROL JOINT |
| CONC | CONCRETE |
| CONT | CONTINUOUS |
| COP | COPING |
| COTR | CENTER |
| DIA | DIAMETER |
| DM | DIMENSION |
| DIST | DISTANCE |
| DWG | DRAWING |
| EX | EXISTING |
| EJ | EXPANSION JOINT |
| EL | ELEVATION |
| ELEC | ELECTRICAL |
| EQ | EQUAL |
| FFE | FINISH FLOOR ELEVATION |
| FG | FINISH GRADE |
| FIN | FINISH |
| GA | GAUGE |
| GC | GENERAL CONTRACTOR |
| GEN | GENERAL |
| GRD | GRADE |
| HP | HIGH POINT |
| HORIZ | HORIZONTAL |
| INCL | INCLUDED |
| ID | INSIDE DIAMETER |
| IN | INCH |
| INV | INVERT |
| LOW | LIMIT OF WORK |
| LP | LOW POINT |
| MANF | MANUFACTURER |
| MAX | MAXIMUM |
| MIN | MINIMUM |
| MISC | MISCELLANEOUS |
| NIC | NOT IN CONTRACT |
| NOM | NOMINAL |
| NTS | NOT TO SCALE |
| OC | ON CENTER |
| OD | OUTSIDE DIAMETER |
| OPP | OPPOSITE |
| PA | PLANTING AREA |
| PERP | PERPENDICULAR |
| QTY | QUANTITY |
| R | RADIUS |
| REF | REFERENCE |
| REFR | REFINISHED |
| RET | RETAINING |
| REVR | REVISION |
| ROW | RIGHT OF WAY |
| SAD | SEE ARCHITECT DRAWINGS |
| SCD | SEE CIVIL DRAWINGS |
| SED | SEE ELECTRICAL DRAWINGS |
| SDD | SEE STRUCTURAL DRAWINGS |
| SMEPD | SEE MECHANICAL DRAWINGS |
| SF | SQUARE FEET |
| SM | SIMILAR |
| SPEC | SPECIFICATION |
| SS | SANITARY SEWER |
| SSTL | STAINLESS STEEL |
| STL | STEEL |
| TSD | TO BE DETERMINED/DESIGNED |
| TEMP | TEMPERATURE / TEMPORARY |
| TR | TOP OF RAIL |
| TS | TOP OF STAIR |
| TW | TOP OF WALL |
| TYP | TYPICAL |
| VAR | VARIABLE |
| VFF | VERIFY IN FIELD |
| WL | WATER LEVEL |

PROJECT DIRECTORY

OWNER: CRYST, LLC
C/O PROJECT FOCUS
PROJECT MANAGER: andrew FOCUS
ALISTAIR SHEARER
ALISTAIR@PROJECT-FOCUS.NET | 925.265.8132
2 THEATRE SQUARE, SUITE 210, ORLANDO, FL 32837
RANCH MANAGER: SHAWN SMITH
SHAWN@SMKKAU.COM | 808.852.8039
7480 KOOLAU ROAD, KILAUEA, KAUAI, HI 96754
CONTRACTOR: RSW-ACI
CHRIS CAMPFIELD
CHRIS@RSW-ACI.COM | 206.936.6161
7480 KOOLAU ROAD, KILAUEA, KAUAI, HI 96754
PLANNING AND LANDSCAPE ARCHITECTURE: VITA INC
JEROD COSTNER
JCOSTNER@VITAINC.COM | 803.841.6841
161 THIRD STREET, SUITE 100, SAN RAFAEL, CA 94501
ARCHITECTS: WALKER WARNER ARCHITECTS
BRIAN LANG
BLANG@WALKERWARNER.COM | 415.311.8520
365 FOLSOM STREET, SAN FRANCISCO, CA 94105
INTERIORS: NICOLE HOLLIS
NICOLE@NICOLEHOLLIS.COM | 415.278.9457
1000 BRANNAN STREET, SUITE 503, SAN FRANCISCO, CA 94103
STRUCTURAL ENGINEERS: GFD'S ENGINEERS
CHRIS WILSON
CWILSON@GFDSENG.COM | 808.897.5034
85-1291 KAWAIIKAWA ROAD, SUITE 102B, KAMUELA, HI 96743
CIVIL ENGINEERS: ISAAC SURVEYING AND MAPPING, INC.
WAYNE WADA
WAYNE@ISAMAP.COM | 808.248.0204
1610 HALEKANA STREET, LIHUE, HAWAII, 96766
ELECTRICAL ENGINEERS: RONALD M.S. HO & ASSOCIATES, INC.
SCOTT SHRAUS
SSHRAUS@RMSHA.COM | 808.941.0577
2153 N. KING STREET, SUITE 201, HONOLULU, HAWAII, 96819
MEP: MARK MORRISON, P.E.
MARK MORRISON
HFMORRISON@AIA.NET | 808.855.2889
P.O. BOX 528, HOLUALOA, HAWAII 96725

SHEET INDEX

| | |
|-----------|------------------------------|
| LANDSCAPE | |
| DCS1 | COVER SHEET |
| L01 | OVERALL SITE PLAN |
| L02 | HANDSCAPE AND MATERIALS PLAN |

| | |
|-----------------|---------------|
| SITE/STRUCTURAL | |
| S1 | GENERAL NOTES |
| S2 | SITE PLAN |
| S3 | DETAILS |

PROJECT DATA

| | |
|-----------------------------------|--|
| LOCATION: | 7480 KOOLAU ROAD, KILAUEA, KAUAI, HI 96754 |
| TMK: | (1) 4-4-003008 |
| ZONING: | COUNTY-AGRICULTURE DISTRICT |
| LOT SIZE: | 14,164.775 S.F. |
| EXISTING BUILDING: | SINGLE FAMILY RESIDENTIAL |
| APPLICABLE CODES: | 2006 INTERNATIONAL RESIDENTIAL CODE 2009 INTERNATIONAL BUILDING CODE 2008 NATIONAL ELECTRICAL CODE 2008 NATIONAL PLUMBING CODE 2012 NFPA 1 WITH AMENDMENTS 2008 IECC (ENERGY CODES) |
| PROJECT SCOPE: | CONSTRUCTION OF A SWIMMING POOL AND SPA WITH ASSOCIATED RETAINING WALLS AND POOL DECK AS SHOWN ON THE PLANS |
| TOTAL LOT COVERAGE: | |
| LOT SIZE: | 14,164.775 S.F. |
| ALLOWABLE MAX. BUILDING COVERAGE: | 7,082.387 S.F. (50%) |
| NEW LOT COVERAGE: | 870 S.F. |
| EXISTING LOT COVERAGE: | 32,292 S.F. |
| PROPOSED LOT COVERAGE: | 32,962 S.F. (0.23%) |

COUNTY OF KAUAI
REVISED ORDINANCE CHAPTER 12,
KAUAI COUNTY CODE 1987, AS AMENDED
ENERGY CODE STATEMENT - SEE SHEET S1

VITA

PLANNING AND LANDSCAPE ARCHITECTURE
161 THIRD STREET, SUITE 100
SAN RAFAEL, CALIFORNIA 94501
916.282.1616 (C) 1999-2019



The Engineer/Architect/Designer/Professional shall be responsible for the accuracy of the information provided and the quality of the work performed.

KR FARM DWELLING 1
RETAINING WALL
KILAUEA, KAUAI, HAWAII

BUILDING PERMIT

EXHIBIT "E-5"

NO. DATE REVISION

PROJECT NUMBER 10001

SHEET TITLE
COVER SHEET

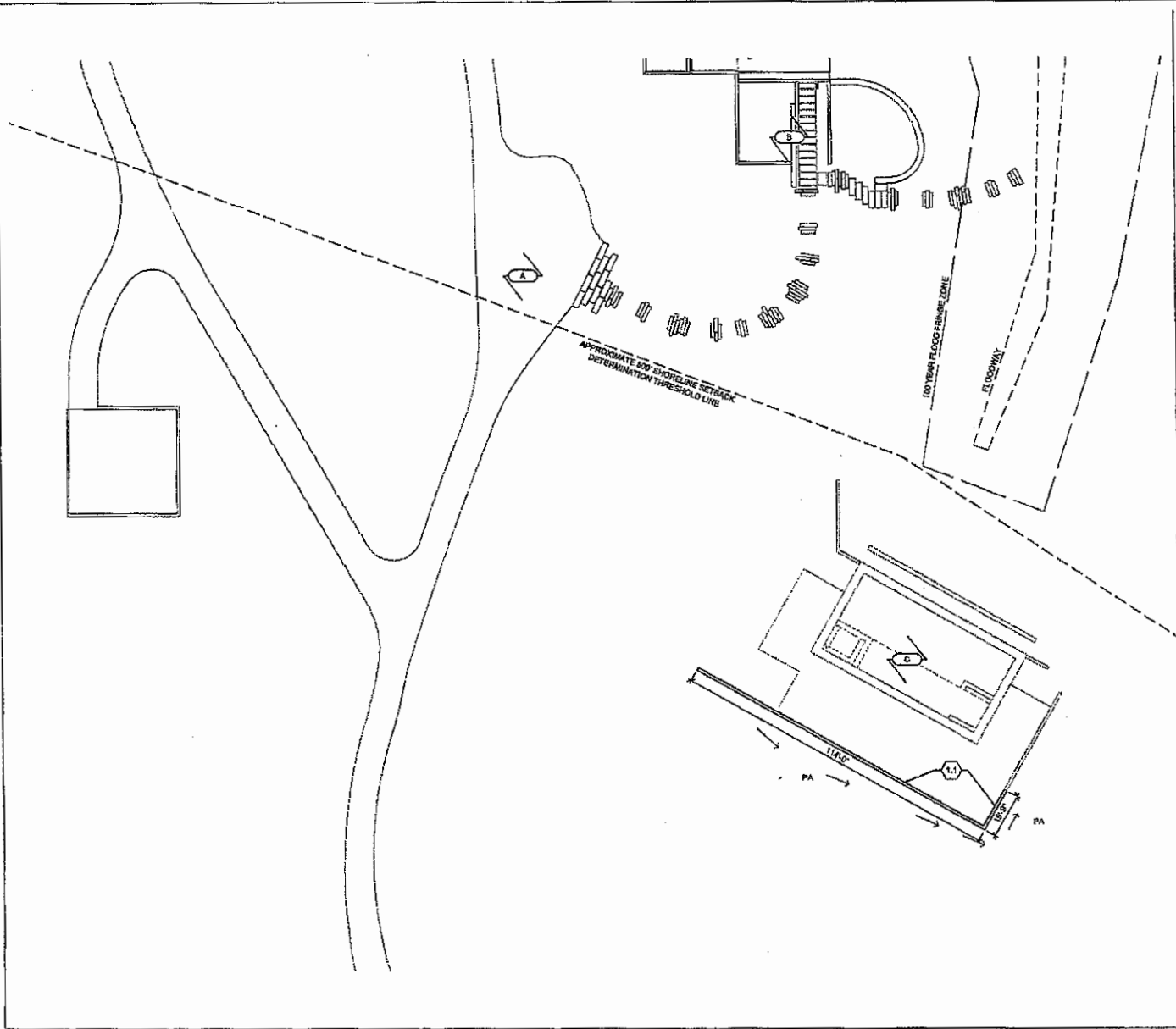
DRAWN BY: JAC

CHECKED BY: JC

DATE: JUNE 16, 2019

SCALE:

SHEET NUMBER
OCS1



- SITE DETAIL KEYNOTES:**
- 2.1 SITE WALLS AND FENCES** DETAIL / SHEET
2.1 RETAINING WALL - 8' HEIGHT SSD
- OTHER SYMBOLS**
PA PLANTING AREA
← DIRECTION OF FLOW
- LAYOUT REFERENCE KEYNOTES:**
- A EXISTING GRAVEL DRIVE
B EXISTING FARM DWELLING 1 AND ASSOCIATED SITE ELEMENTS
C POOL AND POOL DECK ON SEPARATE PERMIT

VITA
PLANNING AND LANDSCAPE ARCHITECTURE
311 DUND STREET, SUITE 100
VANCOUVER, BRITISH COLUMBIA
V6C 2K4
TEL: 604.255.1111 FAX: 604.255.1112

PROPOSED PROJECT
KR FARM DWELLING 1
RETAINING WALL
KELSA, KALIA, HAWAII
BUILDING PERMIT

| NO. | DATE | REVISION |
|-----|------|----------|
| | | |
| | | |
| | | |

PROJECT NUMBER 1001

PROJECT TITLE:
HARDSCAPE AND MATERIALS PLAN

| DATE | BY | CHKD BY | DATE |
|------|----|---------|------|
| | | | |
| | | | |

SCALE: 1/8" = 1'-0"

PROJECT NUMBER
L02

CONCRETE MASONRY

CONCRETE MASONRY SHALL BE REINFORCED AND ALL CELLS GROUTED I.O.N. COMPRESSIVE STRENGTH OF MASONRY, P.M. SHALL BE 1500 PSI MINIMUM. UNLESS OTHERWISE APPROVED BY THE ENGINEER, MATERIALS SHALL CONFORM TO THE FOLLOWING:

UNIT: OPEN END, ASTM C90, TYPE I, 1900 PSI
MORTAR: TYPE M OR S CEMENT/POCE MORTAR IN ACCORDANCE WITH INC TABLE 7105.2.2.11.

GROUT: MINIMUM COMPRESSIVE STRENGTH 2000 PSI
REINFORCEMENT: ASTM A615, GRADE 60 OR SEE REINFORCING STEEL.

DETAILS OF WORKMANSHIP SHALL BE IN ACCORDANCE WITH INC CHAPTER 21 AND THE FOLLOWING:

PRIOR TO PLACING MASONRY, REMOVE LAZANCE, LOOSE AGGREGATE, AND ANYTHING ELSE THAT WOULD PREVENT MORTAR FROM BONDING TO CONCRETE. ROUGHEN SURFACES WHERE SHOWN ON STRUCTURAL DRAWINGS.

DO NOT MIX MASONRY UNITS BEFORE LAYING, I.O.N.

LAY MASONRY IN RUNNING BOND, I.O.N.

PROVIDE BOND BEAM UNIT AT HORIZONTAL REINFORCING.

PROVIDE THE FOLLOWING MINIMUM CLEARANCES BETWEEN REINFORCING BARS AND THE INTERIOR FACE SHELL: 1" FOR COARSE GROUT AND 3/4" FOR FINE GROUT.

REINFORCING BARS SHALL RUN IN AS LONG LENGTHS AS PRACTICAL. SPICE LENGTHS NOT OTHERWISE DETAIL OR NOTED IN THE STRUCTURAL DRAWINGS SHALL BE 72 BAR DIAMETERS.

DO NOT PLACE CHAINS, PIPE, AND CONDUITS IN MASONRY EXCEPT AS SHOWN ON THE DRAWINGS OR APPROVED BY THE ENGINEER.

GROUT FOUR HEIGHTS SHALL NOT EXCEED THOSE LISTED IN ACI 530.1, TABLE 7. GROUT LIFT HEIGHTS SHALL NOT EXCEED FIVE FEET.

FOR GROUT FOUR HEIGHTS EXCEEDING FIVE FEET, CLEANOUTS, SPACED A MAXIMUM OF 32" ON CENTER, ARE REQUIRED AT BOTTOM COURSE FOR EACH VERTICAL LIFT.

CONSOLIDATE GROUT POINTS BY MECHANICAL VIBRATION. FORM GROUT KEYS BETWEEN GROUT POINTS.

EARTHQUAKE DESIGN DATA

SEISMIC FORCE-RESISTING SYSTEM:
Is 1.0
Ss 0.22
S1 0.042
SITE CLASS C
Ss 0.174
Sd1 0.070
SEISMIC DESIGN CATEGORY B

WIND DESIGN DATA

BASIC WIND SPEED, V 105 MPH
EFFECTIVE WIND SPEED 120 MPH
W 1.0 (CATEGORY II)
EXPOSURE C (OPEN TERRAIN)

MAIN WIND-FORCE RESISTING SYSTEM

ANALYSIS PROCEDURE METHOD 2, RIGID, LOW-RISE, $h < 60$ FT

COMPONENTS & CLADDING

ANALYSIS PROCEDURE METHOD 2, LOW-RISE, $h < 60$ FT

FOUNDATIONS

FOUNDATION DESIGN IS BASED ON A GEOTECHNICAL REPORT BY JPS ENGINEERING, INC. AND IS LIMITED TO PROJECT PHASE 29 RANCH OPERATIONS, 7480 KOOLA ROAD, KILAUEA, KAUAI, HI. SPREAD FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR SANDPILE AND EXTEND A MINIMUM 18" BELOW ADJACENT GRADE. FOOTING DESIGN IS BASED ON A MAXIMUM ALLOWABLE SOIL BEARING PRESSURE OF 2400 PSF DEAD PLUS LIVE, AND 3000 PSF TOTAL LOADS, INCLUDING WIND OR SEISMIC.

EXCEPT WHERE OTHERWISE SHOWN, EXCAVATIONS SHALL BE MADE AS NEAR AS POSSIBLE TO THE NEAT LINES REQUIRED BY THE SITE AND SHAPE OF THE STRUCTURE. ALL FOUNDATIONS SHALL BE POURED WITH OUT THE USE OF SIDE-FORMS WHEREVER POSSIBLE. IF THE TRENCHES CAN NOT FULLY STAND, FULLY FORM SIDES TO DIMENSIONS SHOWN.

DO NOT ALLOW WATER TO STAND IN TRENCHES. IF BOTTOMS OF TRENCHES BECOMES SOFTENED DUE TO RAIN OR OTHER WATER BEFORE CONCRETE IS CAST, EXCAVATE SOFTENED MATERIAL AND REPLACE WITH PROPERLY COMPACTED BACKFILL OR CONCRETE.

WATERPROOFING

WHERE STRUCTURAL DETAILS INDICATE ANY WATERPROOFING OR VENTILATION ITEMS, THEY ARE SCHEMATIC ONLY AND FOR THE PURPOSE OF ASSISTING IN SHOWING A COMPLETE STRUCTURAL DETAIL. REFER ONLY TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR THE COMPLETE DESCRIPTION OF ALL REQUIRED WATERPROOFING AND VENTILATION SYSTEMS.

CONCRETE

CONCRETE SHALL BE NORMAL WEIGHT AND SHALL BE REINFORCED UNLESS OTHERWISE NOTED. CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301-10, SPECIFICATIONS FOR STRUCTURAL CONCRETE. CONCRETE SHALL ATTAIN A MINIMUM ULTIMATE COMPRESSIVE STRENGTH (F_{cu}) OF 3000 PSI AT 28 DAYS UNLESS NOTED OTHERWISE. FOUNDATION DESIGN IS BASED ON A COMPRESSIVE STRENGTH OF 2500 PSI. THEREFORE, SPECIAL INSPECTION IS NOT REQUIRED.

REINFORCING STEEL

REINFORCING STEEL SHALL CONFORM TO ASTM A-615 AND ASTM A-706 AS NOTED, GRADE 60.

EPOXY COATED REINFORCING STEEL SHALL CONFORM TO ASTM A-706 AND ASTM A-775/A-775M WITH LESS THAN 2 PERCENT DAMAGE IN EACH 12" BAR LENGTH. ALL REINFORCING STEEL SHALL BE EPOXY COATED.

REINFORCING BARS NOTED OR SHOWN AS CONTINUOUS SHALL RUN IN AS LONG LENGTHS AS PRACTICAL. REBAR AND BEAMS LOCATE TOP BAR SPICES MIDWAY BETWEEN SUPPORTS. BOTTOM BAR SPICES AT SUPPORTS. SPICE LOCATIONS SHALL BE SUBMITTED FOR REVIEW. THE FOLLOWING SPICE LENGTHS APPLY UNLESS OTHERWISE DETAILED OR NOTED IN THE STRUCTURAL DRAWINGS.

UNLESS OTHERWISE NOTED, THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:

CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
CONCRETE EXPOSED TO EARTH OR WEATHER 2"
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND 1 1/2"
SLABS AND WALLS 1 1/2"

GENERAL NOTES

SCOPE

THE SCOPE OF WORK INCLUDES A NEW RETAINING WALL.

COORDINATION

DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS. QUESTIONS OF IDENTIFICATION OF APPLICABLE LOCAL OR STRUCTURAL NUMBER SHALL BE RESOLVED TO THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL COMPARE STRUCTURAL DRAWINGS WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AS TO LAYOUT, DETAIL, DIMENSIONS AND ELEVATIONS. ALL QUESTIONS, DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT FOR ADJUSTMENT BEFORE PROCEEDING WITH WORK.

CONTRACTOR MEANS AND METHODS

GFDS ENGINEERS SHALL NOT SUPERVISE, DIRECT OR HAVE ANY CONTROL OVER THE CONTRACTOR'S WORK NOR HAVE ANY RESPONSIBILITY FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES SELECTED BY THE CONTRACTOR NOR FOR THE CONTRACTOR'S SAFETY PRECAUTIONS OR PROGRAMS IN CONNECTION WITH THE WORK. THESE RIGHTS AND RESPONSIBILITIES ARE SOLELY THOSE OF THE CONTRACTOR.

UNLESS OTHERWISE APPROVED BY THE ARCHITECT, THE CONTRACTOR SHALL INSTALL DOORS, WINDOWS, PARTITIONS AND FINISHES AFTER THE MAJORITY OF THE DEAD LOADS HAVE BEEN INSTALLED (I.E. STRUCTURAL FRAMING, ROOFING, HEAVY FINISHES, ETC.) IN ORDER TO LIMIT DAMAGE TO FINISHES, WINDOWS, DOORS AND PARTITIONS DUE TO DEAD LOAD DEFLECTIONS.

CONSTRUCTION PHASE SITE VISITS

GFDS ENGINEERS WILL PROVIDE CONSTRUCTION SURETIES AND OBSERVE THE PROGRESS AND QUALITY OF STRUCTURAL PORTIONS OF THE WORK. THESE VISITS AND OBSERVATIONS ARE NOT INTENDED TO BE AN EXHAUSTIVE CHECK OR DETAILED INSPECTION OF THE CONTRACTOR'S WORK, BUT RATHER TO ALLOW GFDS ENGINEERS TO BECOME GENERALLY FAMILIAR WITH THE WORK IN PROGRESS AND TO DETERMINE, IN GENERAL, IF THE WORK IS PROCEEDING IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THE GENERAL CONTRACTOR SHALL TAKE THE APPROPRIATE ACTION TO CORRECT PORTIONS OF THE WORK INDICATED AS BEING NOT IN COMPLIANCE WITH THE CONTRACT DOCUMENTS.

SPECIAL INSPECTION AND TESTING

IN ACCORDANCE WITH INC 2004, CHAPTER 17 THE OWNER OR OWNER'S AGENT SHALL ENGAGE A SPECIAL INSPECTOR TO PROVIDE SPECIAL INSPECTIONS. UNLESS OTHERWISE SPECIFICALLY INDICATED, GFDS ENGINEERS SHALL NOT PROVIDE SPECIAL INSPECTION. CONTRACTOR SHALL REVIEW THE SPECIAL INSPECTION REQUIREMENTS SHOWN ON THE CONTRACT DOCUMENTS AND OR ON COMPLETED FORMS ISSUED BY THE BUILDING DEPARTMENT HAVING JURISDICTION OVER THE WORK AND SHALL NOTIFY TESTING AGENCIES AT LEAST 24 HOURS IN ADVANCE OF TIME WHEN WORK THAT REQUIRES TESTING OR INSPECTING WILL BE PERFORMED.

STRUCTURAL OBSERVATION

GFDS ENGINEERS WILL PROVIDE STRUCTURAL OBSERVATION IN ACCORDANCE WITH INC 2004, CHAPTER 17, SECTION 1710 AS INDICATED ON THE DRAWINGS. CONTRACTOR SHALL REVIEW THE STRUCTURAL OBSERVATION REQUIREMENTS SHOWN ON THE CONTRACT DOCUMENTS AND NOTIFY GFDS ENGINEERS AT LEAST 48 HOURS IN ADVANCE OF TIME WHEN WORK THAT REQUIRES STRUCTURAL OBSERVATION WILL BE COMPLETED.

SUBMITTALS

THE FOLLOWING SHALL BE SUBMITTED TO GFDS ENGINEERS, WITH COPY TO THE ARCHITECT, FOR REVIEW.

CONTRACTOR PROPOSED CHANGES IN PRODUCTS, MATERIALS, EQUIPMENT, AND METHODS OF CONSTRUCTION FROM THOSE SPECIFIED ON THE STRUCTURAL DRAWINGS.

CONCRETE MIX DESIGN
STRUCTURAL STEEL ERECTION AND DETAIL DRAWINGS
REINFORCING BAR MILL CERTIFICATES

CODE AND STANDARDS

DESIGN IS BASED ON THE INTERNATIONAL BUILDING CODE 2004 EDITION. CONSTRUCTION SHALL CONFORM WITH APPLICABLE SECTIONS OF THIS CODE.

REFERENCE STANDARDS SHALL BE THE EDITION NOTED IN THE CODE, UNLESS OTHERWISE INDICATED.

OCCUPANCY CATEGORY II

LIVE LOADS

DESIGN LIVE LOADS PER INC TABLE 1607.1 AND AS FOLLOWS. LIVE LOADS MAY BE REDUCED IN ACCORDANCE WITH INC TABLE 1607.2.

ROOFLIVE NA

COUNTY OF KAUAI
CHAPTER 12, KAUAI COUNTY BUILDING CODE
KAUAI COUNTY CODE 1987, AS AMENDED

ARTICLE 6-ENERGY CODE

I certify that the design is in compliance with the Energy Code pertaining to: Section 12-6.3 Adoption of the International Energy Conservation Code (IECC) Section 12-6.4 Local Amendments to the IECC.

Signature *Chris Wilson* Date JUNE 18, 2018
Name CHRIS WILSON
Title ENGINEER OF RECORD
License No 14056-5



GFDS ENGINEERS
1555 Waiola Street, Suite 400
Honolulu, Hawaii 96815
TEL: 808.531.1111



Chris Wilson 1/18/20
Chris Wilson

PERMIT
06-18-2018

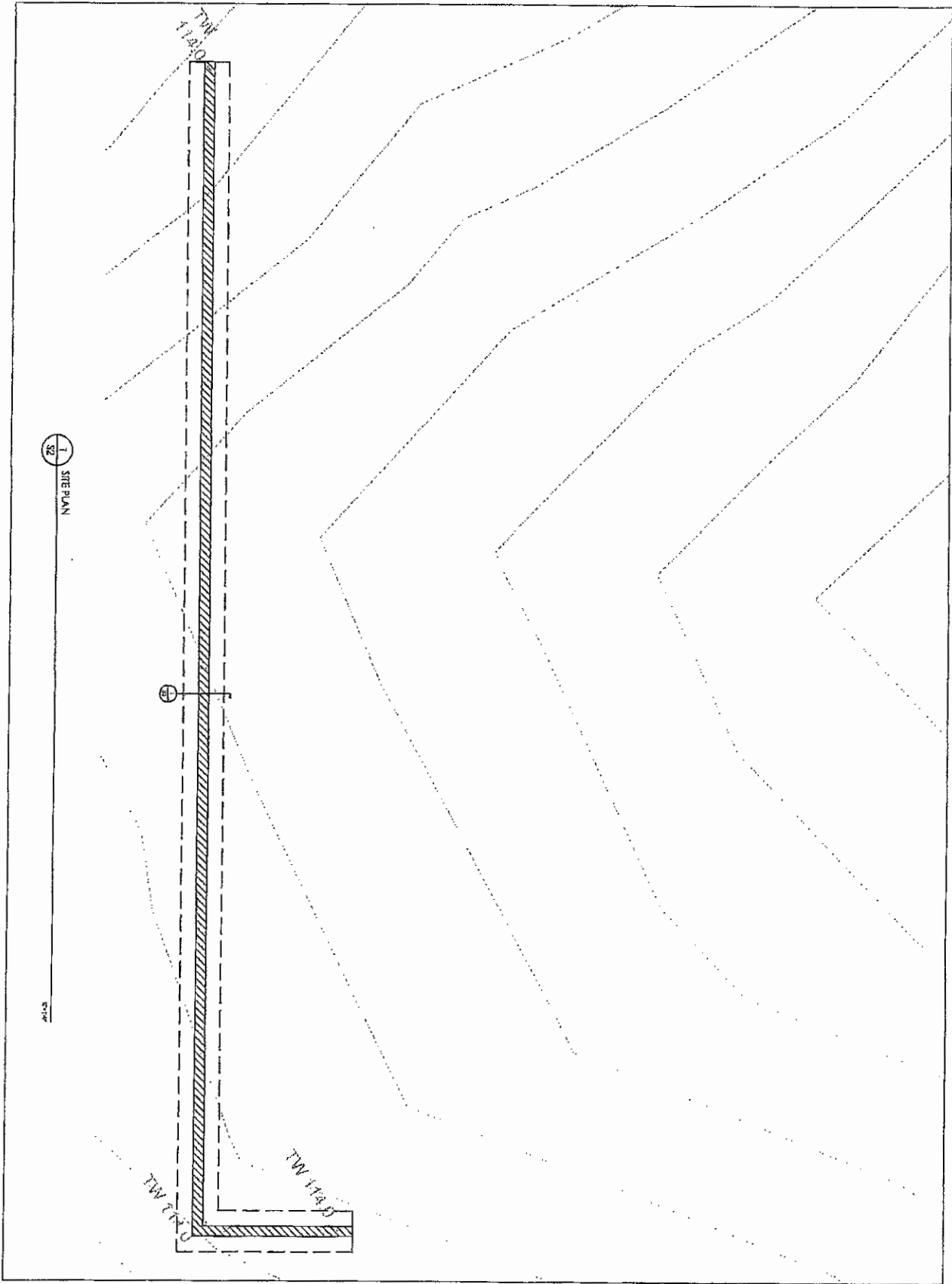
KR FARM DWELLING 1
RETAINING WALL
7480 KOOLA ROAD
KILAUEA, KAUAI, HI 96754
T.M.C.: (4) 5-1-003-006

ISSUE: DATE:
PERMIT: 2018-06-18

JOB # 14056-5

CONTENTS:
GENERAL NOTES

S1



Structural
design for fine
architecture
ENGINEER
D.S.



DAVID S. (D.S.)
Professional Engineer
No. 14844
State of Hawaii
Exp. 12/31/2020

06-18-2018

PERMIT
06-18-2018

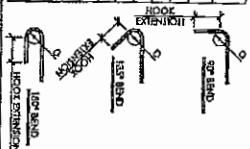
KR FARM DWELLING 1
RETAINING WALL
7480 KOOLAU ROAD
KILAUEA, KAUAI, HI 96754
T.M.K.: (4) 5-1-003:006

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06-18-2018

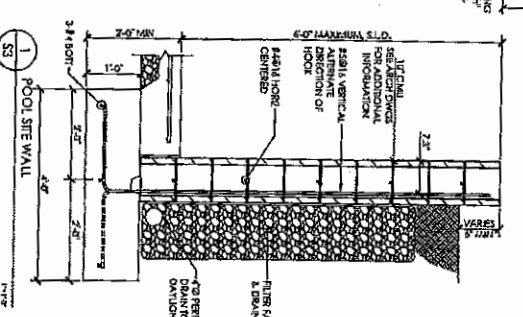
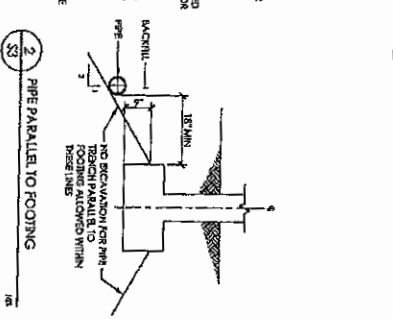
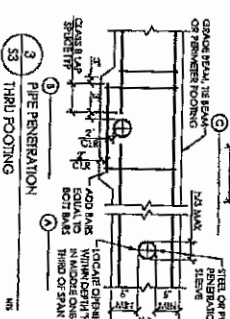
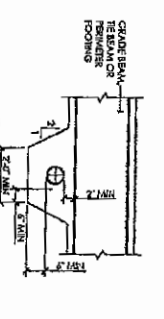
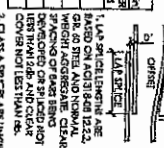
S2

| DAY SITE | STANDARD | | STRIP & METHODS | |
|-------------|----------|------|--------------------|------|
| | 90" | 100" | 90" | 130" |
| 83 | 4.5 | 2.5 | 2.25 | 2.25 |
| 84 | 6 | 2.5 | 5" | 3" |
| 85 | 7.5 | 2.5 | 3.75 | 3.75 |
| 86 | 9" | 3" | 9" | 4.5" |
| 87 | 10.5 | 3.5 | 10.5 | 5.25 |
| 88 | 12" | 4" | 12" | 6 |
| 89 | 13.5 | 4.5 | - | - |
| 90 | 15" | 5" | - | - |
| 911 | 16.5 | 5.5 | - | - |

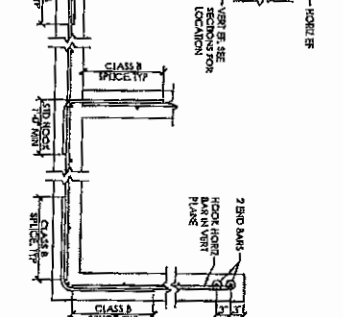
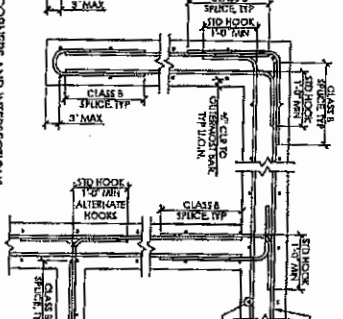
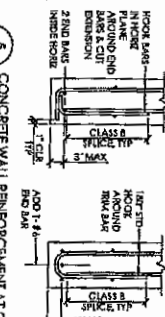
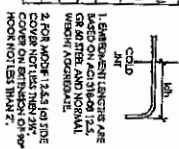
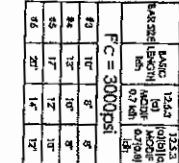


| | | CLASS B | | CLASS A | |
|------|-----|----------|-----------|----------|-----------|
| | | SPACE IN | SPACE OUT | SPACE IN | SPACE OUT |
| BASE | TOP | BASE | TOP | BASE | TOP |
| 86 | 87 | 59 | 52 | 52 | 40 |
| 85 | 56 | 42 | 43 | 34 | |
| 84 | 44 | 34 | 36 | 25 | |
| 83 | 04 | 26 | 26 | 20 | |

$FC = 3000psi$



ALTERNATE: IF FUTURE ROOF
NOT ANTICIPATED TO BE
INSTALLED, CONTRACTOR
MAY USE 8" CMU W/ #4@8
VERTICAL.



6
53 TENSION DEVELOPMENT FOR EPOXY
COATED STANDARD HOOKS

5 CONCRETE WALL REINFORCEMENT AT CORNERS AND INTERSECTIONS

KR FARM DWELLING 1
RETAINING WALL
7480 KOOLAU ROAD
KILAUEA, KAUAI, HI 96754
T.M.K.: {4} 5-1-003:006

06-18-2018
PERMIT
Crisp, Brian 4/23/20

Structural design for architects

2000pp, bound, 120 illus.
ISBN 0 08 036600 0
£115.00

Abstract

3

EXHIBIT "F"

Molokaa - Smoothed Rates

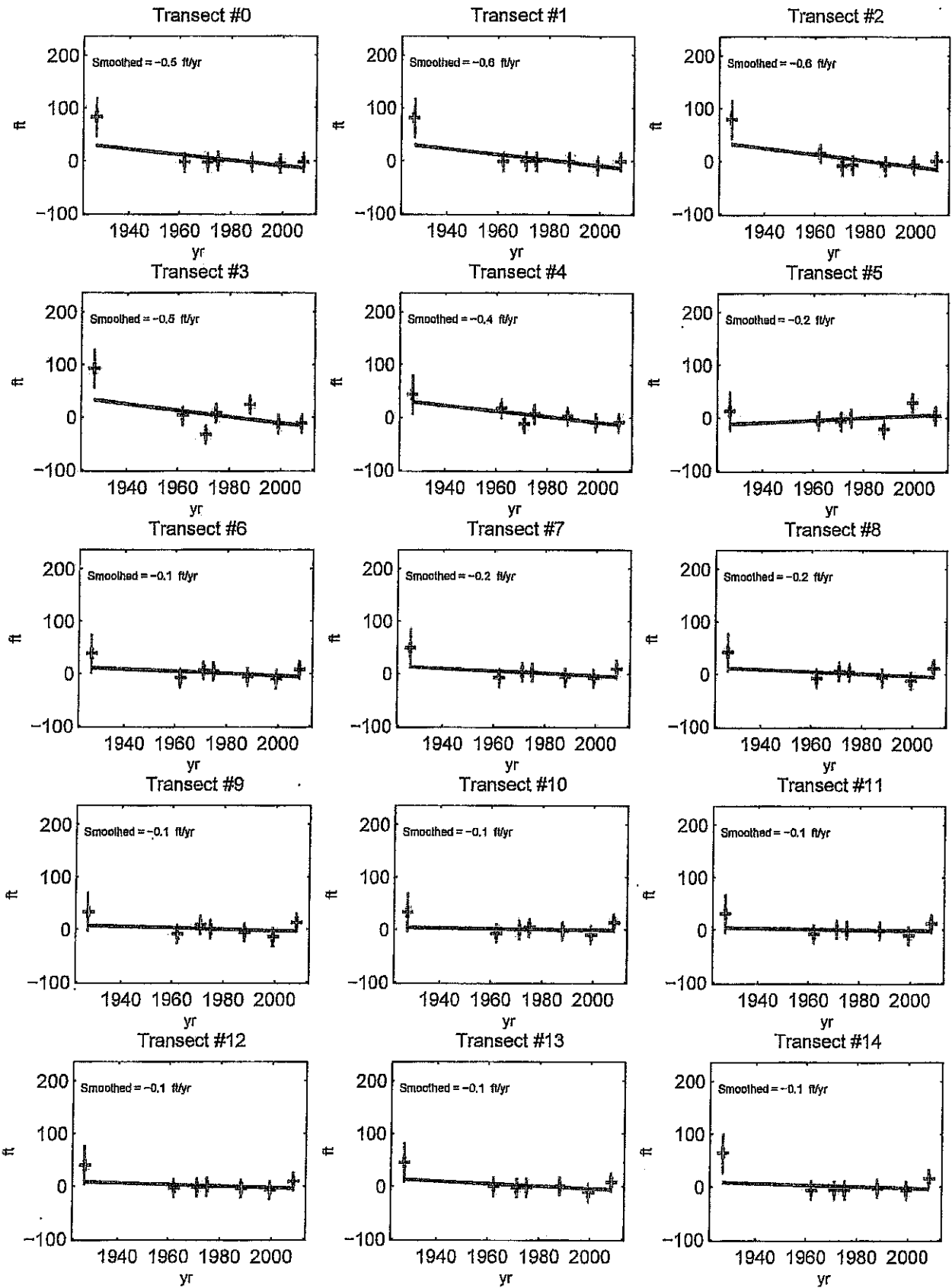
Positive Rate = Accretion
Negative Rate = Erosion

| Transect | Smoothed Rate (ft/yr) | Transect | Smoothed Rate (ft/yr) | Transect | Smoothed Rate (ft/yr) |
|----------|-----------------------|----------|-----------------------|----------|-----------------------|
| 0 | -0.5 | 46 | -0.4 | 95 | -0.9 |
| 1 | -0.6 | 47 | -0.3 | 96 | -1.0 |
| 2 | -0.6 | 48 | -0.3 | 97 | -1.0 |
| 3 | -0.5 | 49 | -0.3 | 98 | -0.9 |
| 4 | -0.4 | 50 | -0.3 | 99 | -0.8 |
| 5 | -0.2 | 51 | -0.3 | 100 | -0.7 |
| 6 | -0.1 | 52 | -0.3 | 101 | -0.8 |
| 7 | -0.2 | 53 | -0.2 | 102 | -1.1 |
| 8 | -0.2 | 54 | -0.1 | 103 | -1.2 |
| 9 | -0.1 | 55 | 0.0 | 104 | -1.3 |
| 10 | -0.1 | 56 | 0.1 | 105 | -1.4 |
| 11 | -0.1 | 57 | 0.1 | 106 | -1.5 |
| 12 | -0.1 | 58 | 0.0 | 107 | -1.6 |
| 13 | -0.1 | 59 | 0.0 | 108 | -1.6 |
| 14 | -0.1 | 60 | 0.0 | 109 | -1.6 |
| 15 | 0.0 | 61 | 0.0 | 110 | -1.4 |
| 16 | 0.0 | 62 | 0.0 | 111 | -1.3 |
| 17 | 0.0 | 63 | 0.0 | 112 | -1.1 |
| 18 | -0.1 | 64 | -0.1 | 113 | -1.1 |
| 19 | -0.1 | 65 | -0.1 | 114 | -1.1 |
| 20 | -0.1 | 66 | -0.1 | 115 | -1.1 |
| 21 | -0.2 | 67 | -0.1 | 116 | -1.1 |
| 22 | -0.3 | 68 | -0.2 | 117 | -1.4 |
| 23 | -0.4 | 69 | -0.2 | 118* | -1.6 |
| 24 | -0.5 | 70* | -0.4 | 119* | -1.8 |
| 25 | -0.4 | 71 | -0.4 | 120* | -1.8 |
| 26 | -0.3 | 72 | -0.4 | 121* | -1.7 |
| 27 | -0.3 | 73 | -0.5 | 122* | -1.5 |
| 28 | -0.4 | 75 | -0.6 | 123* | -1.3 |
| 29 | -0.4 | 77 | -0.5 | 124* | -1.2 |
| 30 | -0.5 | 79 | -0.4 | 125* | -1.1 |
| 31 | -0.7 | 80 | -0.2 | 126* | -1.2 |
| 32 | -0.8 | 81 | 0.0 | 127* | -1.3 |
| 33 | -0.8 | 82 | 0.3 | | |
| 34 | -0.7 | 83 | 0.6 | | |
| 35 | -0.5 | 84 | 0.8 | | |
| 36 | -0.3 | 85 | 0.9 | | |
| 37 | -0.2 | 86 | 0.9 | | |
| 38 | -0.1 | 87 | 0.9 | | |
| 39 | -0.1 | 88 | 0.8 | | |
| 40 | -0.2 | 89 | 0.7 | | |
| 41 | -0.3 | 90 | 0.6 | | |
| 42 | -0.4 | 91 | -0.3 | | |
| 43 | -0.5 | 92 | -0.3 | | |
| 44 | -0.5 | 93 | -0.4 | | |
| 45 | -0.5 | 94 | -0.6 | | |

*Imagery indicates beachwidth of zero during period of analysis. Rate calculation reflects data with beach existence.

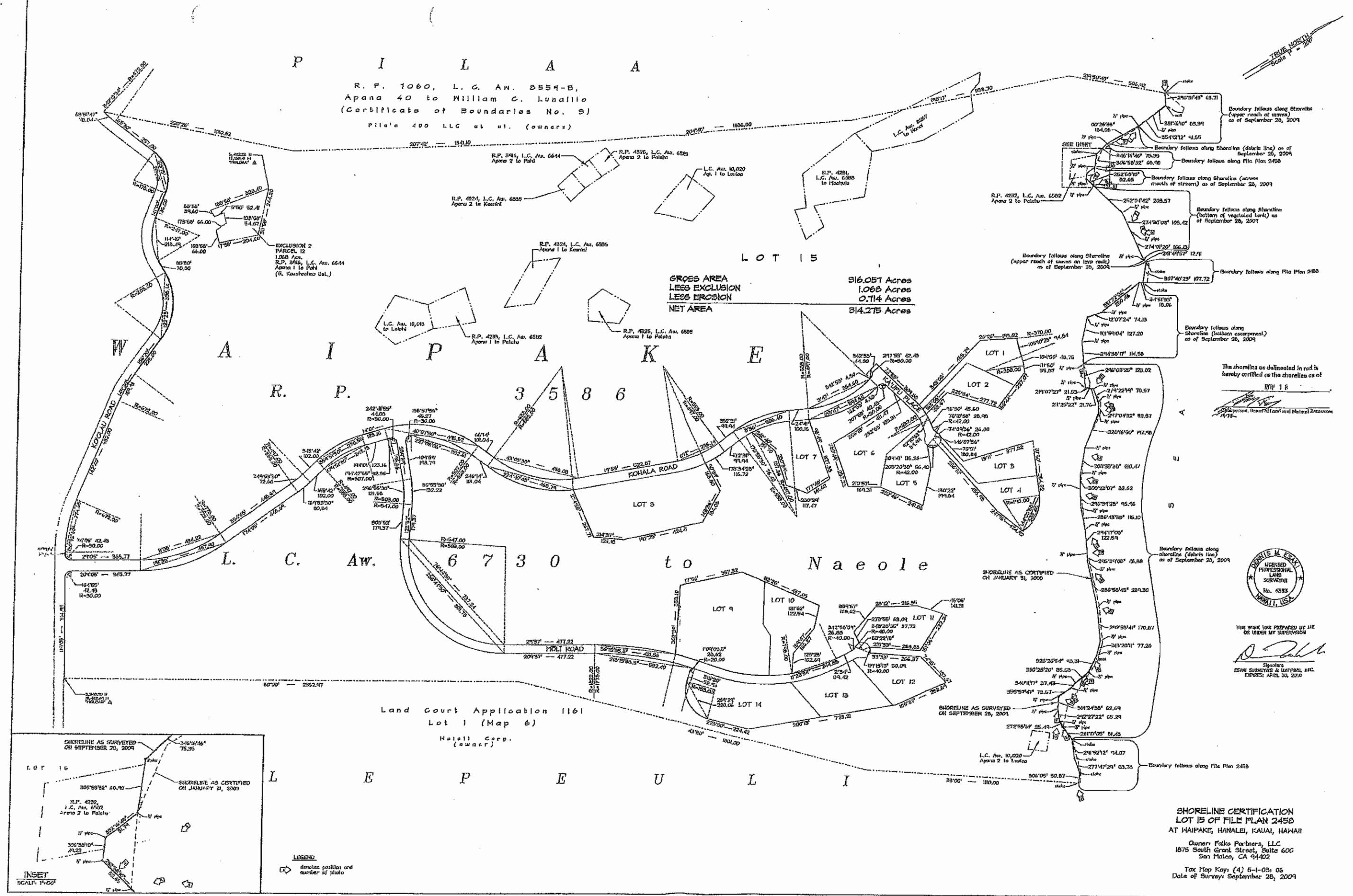
Moloaa - Smoothed Shoreline Change Rates

Positive Rate = Accretion
Negative Rate = Erosion



*Hardened Shorelines with no beach are shown with a blue square. The analysis stops at the first hardened shoreline.

EXHIBIT "G"



SHORELINE CERTIFICATION
LOT 15 OF FILE PLAN 2458
AT MAIPAKE, HANALEI, KAUAI, HAWAII
Owner: Faka Partners, LLC
1875 South Grant Street, Suite 600
San Mateo, CA 94402
Tax Map Key: (4) 5-1-03: 06
Date of Survey: September 28, 2009



THIS WORK WAS PREPARED BY ME
OR UNDER MY SUPERVISION
Signature
DENNIS M. ESAKI, INC.
EXPRESS APRIL 30, 2010



PLANNING DEPARTMENT
SHORELINE SETBACK APPLICATION

| FOR OFFICIAL USE ONLY: | |
|---------------------------|--------------------------|
| SSD | 201 <u>9</u> - <u>17</u> |
| Acceptance Date: | <u>9.24.18</u> |
| Website Posting Date: | <u>9.27.18</u> |
| Determination Date: | <u>9.24.18</u> |
| Planning Commission Date: | <u>NA</u> |
| Expiration Date: | <u>9.24.21</u> |
| Planner Assigned: | <u>JK</u> |

Instructions: File all information requested under Part A for processing the Determination of Applicability (§8-27.1), including signature page. Fill out Parts A and B if you know that your parcel will require a Certified Shoreline Survey, due to the proximity to the shoreline. If you are proposing a permitted structure or subdivision within the shoreline setback area fill in Part C. For applications involving a variance, complete Part D.

| Applicant Information | |
|--|---|
| Applicant: | KHS, LLC (PBR HAWAII & Associates, Inc. Agent) |
| Mailing Address: | PBR HAWAII & Associates, Inc. 1001 Bishop Street Suite 650, Honolulu, HI 96813 |
| Phone: | (808) 521-5631 |
| Email: | tschnell@pbrhawaii.com |
| Applicant's Status: (Check one) | |
| <input type="checkbox"/> Owner of the Property | (Holder of at least 75% of the equitable and legal title) |
| <input type="checkbox"/> Lessee of the Property | Lessee must have an unexpired and recorded lease of five (5) years or more from the date of filing of this application. If not, Owner(s) must provide a Letter of Authorization. |
| <input checked="" type="checkbox"/> Authorized Agent | Attach Letter of Authorization |
| Transmittal Date: | September 20, 2018 |

| Project Information (attach additional sheets, if necessary) | |
|--|----------------------------|
| County Zoning District: | Resort |
| Tax Map Key(s): | (4)4-3-007-028 |
| Land Area: | Approximately 10.377 acres |
| Nature of Development: (Description of proposed structure or subdivision) | Interior Renovations |

**NO PERMITS WILL BE ISSUED WITHOUT PLANNING COMMISSION ACCEPTANCE,
EXCEPT AS PROVIDED IN §8-27.8(c)(8)**

Part A

Shoreline Setback Determination of Applicability (§8-27.1)

Check all that apply, fill in applicable information. Any box checked must be accompanied by additional information, photos and/or documentation.

- Property is Abutting the Shoreline
☒ Proposed project's approximate distance from shoreline (based on aerial map): see Figure 1 ft.
- Property is Not Abutting the Shoreline
☐ Proposed project's approximate distance from shoreline (based on aerial map): _____ ft.
- Additional Information:
☒ Shoreline Change (Erosion/Accretion) Rate: 0.1 erosion 0.1 accretion (Figure 2) ft./year
(Information available here: www.soest.hawaii.edu/coasts/kauaicontry/KCounty.html)
☒ Number and description of parcels (including roads, buildings, structures) between Shoreline and this parcel:

0



PLANNING DEPARTMENT
SHORELINE SETBACK APPLICATION

☒ Topography (undulating, flat, slope, etc.) and ground elevation of subject parcel (Lowest and Highest elevations)
Generally flat with a high point of approximately 12 feet above sea level and a low point of approximately 5 feet above sea level.

☒ Shoreline type (e.g. beach, dune, rocky, sandy with rocky outcropping, etc.)
Beach

☐ Artificially armored Shoreline
☐ If checked, what type of armoring (e.g. seawall, revetment, bulkhead): _____
☐ Is the armoring permitted/authorized? _____
☐ Date of authorization (attach copy of authorization letter): _____

☐ Is property in coastal floodplain (if checked, what zone)? _____
☒ Has this property been subject to coastal hazards (i.e. flooding, erosion, tsunami, etc.) in the past?
The shoreline of the property is in Flood Zone VE- Coastal Flood Zone. The majority of the property, including the area of the hotel structure, is in Flood Zone X Not a Special Flood Hazard Zone. See Figure 3

PLEASE NOTE:

Any misrepresentation of information in this shoreline setback application will result in revocation of this determination and may result in fines and criminal prosecution.

Applicant's Signature

mmllll 9-20-18
Signature Date

| Applicability (to be completed by Planning Department) | |
|--|---|
| <input checked="" type="checkbox"/> | Setback Determination necessary. Requirements of Ordinance No. 979 are applicable. |
| <input type="checkbox"/> | Setback Determination is NOT necessary. Requirements of Ordinance No. 979 are not applicable. |
| <u>[Signature]</u> | 9.24.18 Planning Director or designee Date |

If **Part A** has been deemed that a Determination will be necessary, the additional information will be required for submission of this application.

Part B

- ☐ A non-refundable processing fee of **one hundred dollars (\$100.00)** shall accompany a request for determination. (§8-27.8(e))
- ☐ An aerial map/image (ex. Google Maps or Google Earth) with a line drawn from the shoreline/vegetation line (approximate shoreline) to the proposed project and the calculated distance in feet.
- ☐ A detailed Plot Plan **to scale** with all existing and proposed structures including driveways, visible lot coverage, setbacks and measurement details, fences, gates, and walls, etc.
- ☐ Building Permit Number (If building plans submitted)



PLANNING DEPARTMENT
SHORELINE SETBACK DETERMINATION

Exemption Determination

☐ Exemption 1

In cases where the proposed structure or subdivision satisfies the following four criteria:

- (A) In cases where the proposed structure or subdivision is located outside of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 'V' or 'VE' flood zones;
- (B) The proposed structure or subdivision is located at an elevation which is thirty (30) feet above sea level or greater;
- (C) The applicant can demonstrate to the satisfaction of the Planning Director that the property is clearly adjacent to a rocky shoreline and that it will not affect or be affected by coastal erosion or hazards; and
- (D) The shoreline setback shall be sixty (60) feet from the certified shoreline which has been established not more than twelve (12) months from the date of the application for the exception under this section.

☐ Exemption 2

In cases where the applicant can demonstrate to the satisfaction of the Planning Director that the applicant's proposed structure or subdivision will not affect beach processes, impact public beach access, or be affected by or contribute to coastal erosion or hazards, excluding natural disasters. Factors to be considered shall include, but not be limited to, proximity to the shoreline, topography, properties between shoreline and applicant's property, elevation, and the history of coastal hazards in the area.

☒ Exemption 3

Pursuant to §8-27.7, those structures and uses found exempt in Table 3 (see pg. 7) including repairs and renovations to a lawfully existing structure, including nonconforming structures, provided that:

- (A) The repairs DO NOT enlarge, add to or expand the structure; increase the size or degree of non-conformity; or intensify the use of the structure or its impact on coastal processes;
- (B) The repairs DO NOT constitute a substantial improvement of the structure; and
- (C) The repairs are permitted by the Comprehensive Zoning Ordinance, Development Plans, building code, floodplain management regulations, special management area requirements under HRS Chapter 205A and any other applicable rule or law.

- ☒ Letter from the Department of Public Works stating that the proposed project does NOT constitute "Substantial Improvement," pursuant to §8-27.2 (If applicable, will require valuation of project).

Exemption Determination (to be completed by Planning Department)

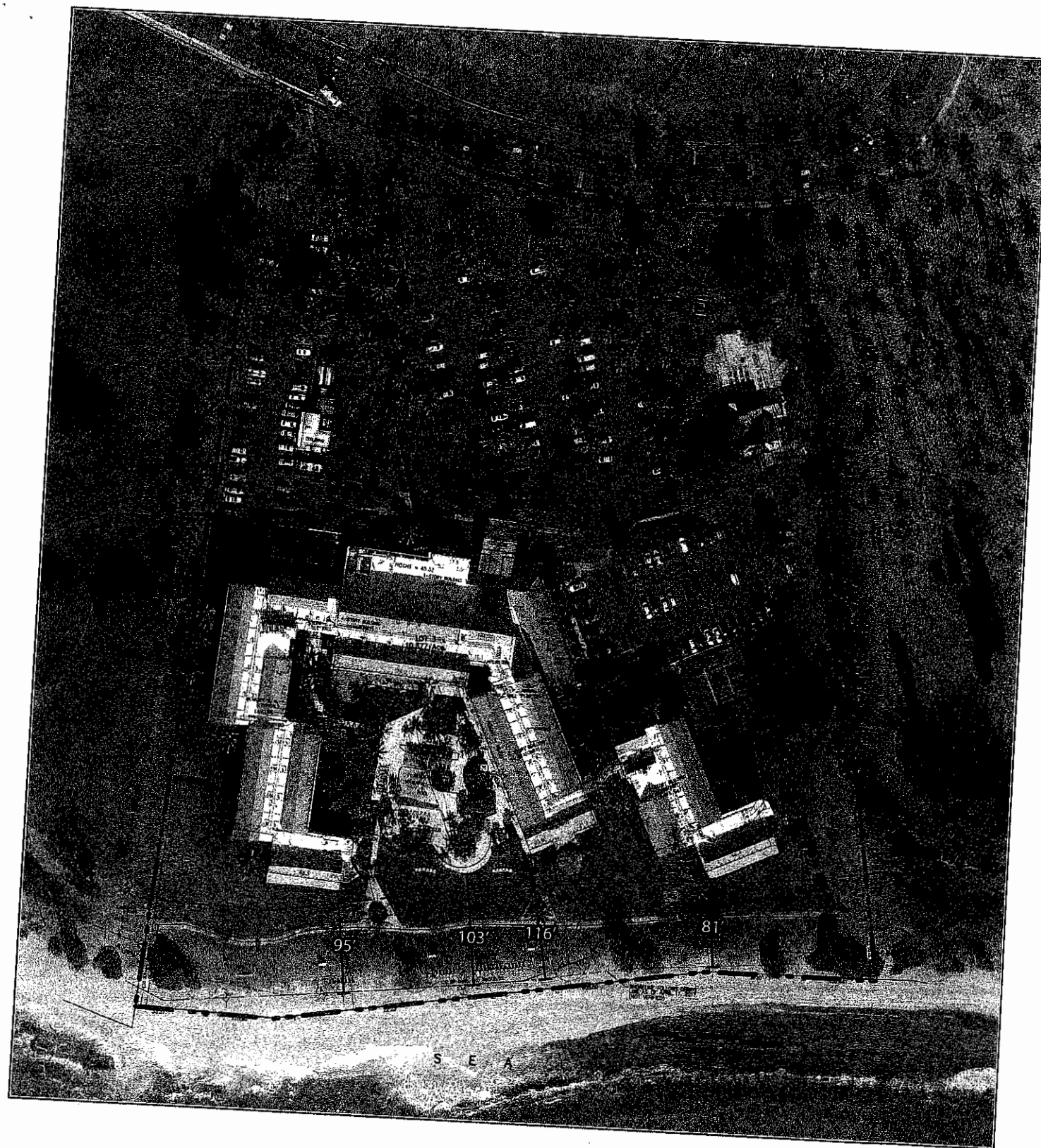
- ☒ Pursuant to §8-27.3 the Kaua'i County Code, 1987 as amended, the Planning Department hereby certifies the proposed structure(s) or subdivision(s) as exempt from those shoreline setback determination requirements established under §8-27.8.
- ☐ Pursuant to §8-27.7 the Kaua'i County Code, 1987 as amended, the proposed structure(s) is permitted within the shoreline setback area. While exempt from those shoreline setback determination requirements established under §8-27.8, the proposed structure(s) is subject to the conditions of §8-27.7(b). (See pg. 8)

Planning Director or designee

Date

☐ Additional comments/conditions:

Figure 1
Approximate Distance from Shoreline

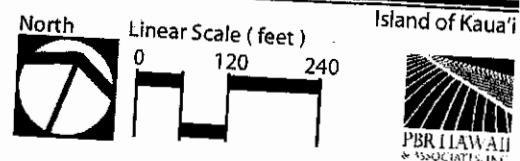


DATE: 7/6/2018

LEGEND

- Approximate Shoreline Distance Measurement from Vegetation Line
- - - Property Line

Figure 1
Approximate Distance
From Shoreline
Hotel at 650 Aleka Loop



Source: Alta Survey, Pictometry, 2012.
 Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

Figure 2
Shoreline Erosion Rates

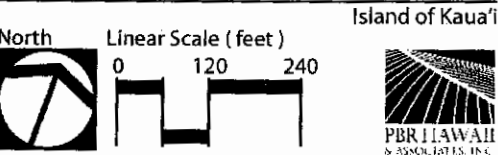


DATE: 7/6/2018

LEGEND

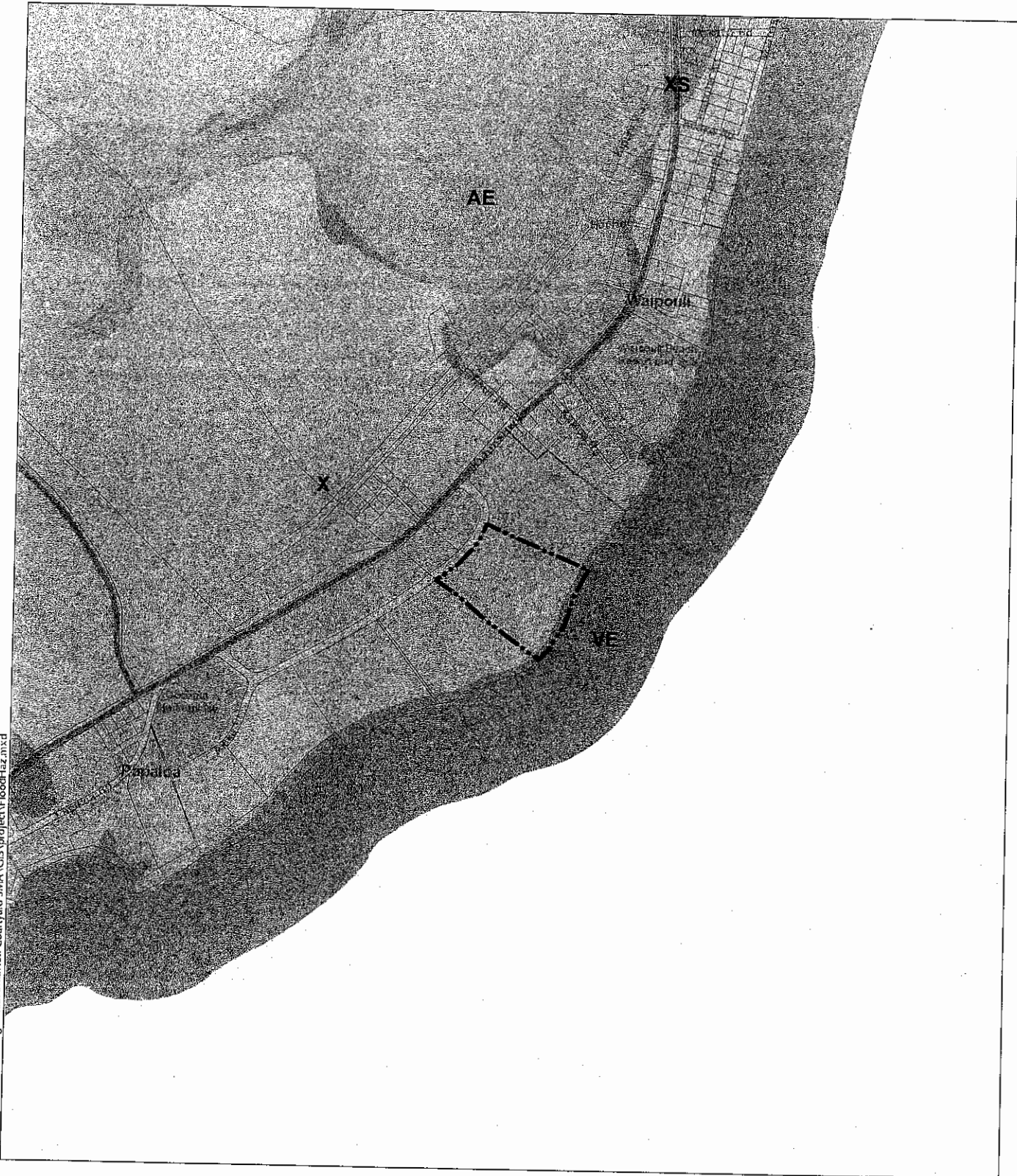
Property

Figure 2
Shoreline Erosion Rates
Hotel at 650 Aleka Loop



Source: University of Hawai'i Coastal Geology Group.
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretation or other critical analysis.

Figure 3
Flood Hazard Zone



DATE: 7/6/2018

LEGEND

- Property
- Tax Map Key (TMK) 2018

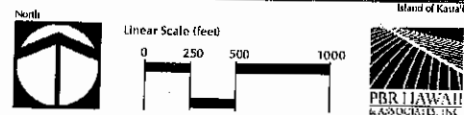
Flood Zone

- AE - 1% Annual Chance Flood (BFE)
- VE- Coastal Flood Zone, Wave Hazard (BFE)
- X - Not a Special Flood Hazard Zone
- XS - 0.2% Annual Chance

FIGURE 3:

Flood Hazard Zone

Hotel at 650 Aleka Loop



Substantial Determination Letter

Bernard P. Carvalho Jr.
Mayor



Lyle Tabata
Acting County Engineer

Wallace G. Rezentes Jr.
Managing Director

DEPARTMENT OF PUBLIC WORKS
County of Kaua'i, State of Hawai'i
4444 Rice Street, Suite 275, Lihue, Hawai'i 96766
TEL (808) 241-4992 FAX (808) 241-6604

September 18, 2018

Tom Schnell, AICP
PBR Hawai'i & Associates, Inc.
1001 Bishop Street Suite 650
Honolulu, HI 96813

Subject: SHORELINE SETBACK APPLICATION
SUBSTANTIAL IMPROVEMENT DETERMINATION
INTERIOR RENOVATIONS HOTEL AT 650 ALEKA LOOP
TMK: (4) 4-3-007: 028

PW 08.18.089

Dear Mr. Schnell,

The Kaua'i County Shoreline Setback and Coastal Protection Ordinance (Ordinance No. 979) Section 8-27.2 defines substantial improvement as "any cumulative series of repairs, reconstruction, improvements, or additions to a structure over a ten (10) year period, where the cumulative cost equals or exceeds fifty percent (50%) of the market value of the structure before the start of construction of the first improvement during that ten (10) year period. For the purposes of this definition, substantial improvement is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure."

The Department of Public Works (DPW) Engineering Division has reviewed the proposed interior remodel to the hotel located at 650 Aleka Loop in Waipouli, Kaua'i. DPW has determined that the proposed improvements do not constitute a substantial improvement. A summary of the calculations follows.

Market Value

There were six (6) building permits approved for the structure within the past ten years with the first building permit approved in 2011. The market value used in the calculations is the Replacement Cost New Less Depreciation (RCNLD) value for the structure as determined by the County's Real Property Assessment Division for 2011. The 2011 RCNLD was determined to be \$20,167,500. If the owner chooses to dispute this value, then an appraisal of the structure must be provided at the owner's expense. The appraisal shall be prepared by a professional appraiser

Hotel at 650 Aleka Loop
Shoreline Setback Application – Substantial Improvement Determination
September 18, 2018

licensed in the State of Hawai'i and the market value shall be based on the "Cost Approach" (or Replacement Cost New Less Depreciation).

Cost of Improvements

The total cost of improvements for previous improvements was taken from the Building Divisions estimated construction value as shown on the those permits. The estimated cost for the current building permit was obtained from the estimate provided by Case & Associates that is dated August 17, 2018. The total cost of improvements for the past ten years is summarized as follows:

| | |
|-------------------|--------------------|
| BP 11-0227 | \$8,500 |
| BP 11-0228 | \$18,000 |
| BP 11-0645 | \$145,000 |
| BP 11-1499 | \$301,000 |
| BP 17-2574 | \$1,800,000 |
| BP 12-0079 | \$20,000 |
| Current Permit | \$6,870,280 |
| TOTAL COST | \$9,162,780 |

Summary

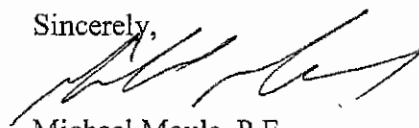
The cost of improvements compared to the market value is:

$$\frac{\text{Cost of Improvements (past 10 years): } \$9,162,780}{\text{Market Value (Real Property): } \$20,167,500} = 0.4543 \text{ or } 45.4\%$$

Since the total cost does not exceed 50% of the market value, the improvement is not considered to be substantial. Based on our records there were no other permits for the structure within the past ten years. However, if any unpermitted work has been done, or if there are modifications to this application, our determination shall be considered void and the structure must be re-evaluated.

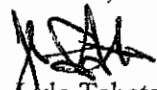
If you have any questions or need additional information, contact Stanford Iwamoto at (808) 241-4896 or siwamoto@kauai.gov.

Sincerely,



Michael Moule, P.E.
Chief, Engineering Division

Concur,



Lyle Tabata
Acting County Engineer

MM/SI

Copy: Design and Permitting
Planning

Letter of Authorization


**AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION
TO FILE SPECIAL MANAGEMENT AREA AND SHORELINE SETBACK
APPLICATIONS**

Charlie Martin, being first duly sworn on oath, deposes and states that:

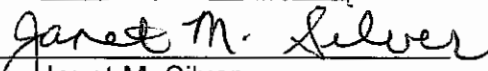
- I. I am the Chief Financial Officer, Treasurer and Assistant Secretary for KHS, LLC.
- II. KHS, LLC owns the parcel of land situated in the District of Wailua, Island of Kauai, County of Kauai, State of Hawaii, bearing Tax Map Key (TMK) Number (4) 4-3-007-028 (the "Property").
- III. KHS, LLC does hereby authorize: PBR HAWAII & Associates, Inc., including Tom Schnell, to:
 - A. File and prosecute, for and on behalf of KHS, LLC, any and all applications, plans, reports, and the like that may be required for the development of the Property under:
 - 1. Section 7.0 of the County of Kauai Special Management Area Rules, for a Special Management Area Use Permit;
 - 2. Section 2, Chapter 8, Article 27, Kauai County Code 1987, for a Shoreline Setback Determination; and
 - B. Sign on our behalf on matters relating to the subject applications.

FURTHER AFFIANT SAYETH NAUGHT.

KHS, LLC

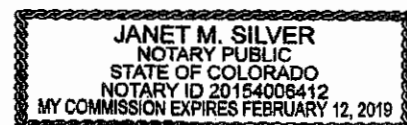
By: 
Charlie Martin
Chief Financial Officer, Treasurer
and Assistant Secretary

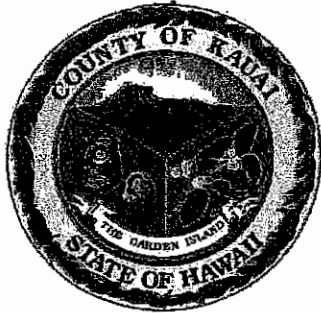
Subscribed and sworn to before me
this 3rd day of July, 2018.


Name: Janet M. Silver

Notary Public

My commission expires: 2/12/19





PLANNING DEPARTMENT
SHORELINE SETBACK APPLICATION

| FOR OFFICIAL USE ONLY: | |
|------------------------|-------------------------------|
| County of Kauai | SSD 2019-18 |
| PLANNING | Acceptance Date: 9.28.18 |
| | Website Posting Date: 10.2.18 |
| | Determination Date: 9.28.18 |
| 18 | Planning Commission Date: NA |
| SEP 17 2018 | Expiration Date: 9.28.21 |
| | Planner Assigned: JL |

Instructions: File all information requested under Part A for processing the **RECEIVED** Determination of Applicability (§8-27.1), including signature page. Fill out Parts A and B if you know that your parcel will require a Certified Shoreline Survey, due to the proximity to the shoreline. If you are proposing a permitted structure or subdivision within the shoreline setback area fill in Part C. For applications involving a variance, complete Part D.

| Applicant Information | |
|--|---|
| Applicant: | Association of Apartment Owners of Nihi Kai Villas |
| Mailing Address: | 1870 Hoone Road Koloa, Hawaii 96766 |
| Phone: | (808) 245-4705 |
| Email: | jlc@kauai-law.com |
| Applicant's Status: (Check one) | |
| <input type="checkbox"/> Owner of the Property | (Holder of at least 75% of the equitable and legal title) |
| <input type="checkbox"/> Lessee of the Property | Lessee must have an unexpired and recorded lease of five (5) years or more from the date of filing of this application. If not, Owner(s) must provide a Letter of Authorization. |
| <input checked="" type="checkbox"/> Authorized Agent | Attach Letter of Authorization |
| Transmittal Date: _____ | |

| Project Information (attach additional sheets, if necessary) | |
|--|--|
| County Zoning District: | R-10 |
| Tax Map Key(s): | (4) 2-8-019:022 |
| Land Area: | 5.98 acres |
| Nature of Development: (Description of proposed structure or subdivision) | Re-roof 8 residential buildings as well as the Pool House and BBQ Pavilion (collectively "Condo Bldgs"). Repairs and/or replacement of the stair cases, lanai railings, exterior siding, trim and fascia of each of the Condo Bldgs. |

**NO PERMITS WILL BE ISSUED WITHOUT PLANNING COMMISSION ACCEPTANCE,
EXCEPT AS PROVIDED IN §8-27.8(c)(8)**

Part A

Shoreline Setback Determination of Applicability (§8-27.1)

Check all that apply, fill in applicable information. Any box checked must be accompanied by additional information, photos and/or documentation.

- Property is Abutting the Shoreline
☐ Proposed project's approximate distance from shoreline (based on aerial map): _____ ft.
- Property is Not Abutting the Shoreline
☒ Proposed project's approximate distance from shoreline (based on aerial map): 80 _____ ft.
- Additional Information:
☒ Shoreline Change (Erosion/Accretion) Rate: 0 _____ ft./year
(Information available here: www.soest.hawaii.edu/coasts/kauaiconty/KCounty.html)
☒ Number and description of parcels (including roads, buildings, structures) between Shoreline and this parcel:

One parcel identified as TMK I(4) 2-8-019:016 ("Parcel 16") is located between the project and the shoreline. A portion of Parcel 16 contains Pee Road.



PLANNING DEPARTMENT
SHORELINE SETBACK APPLICATION

☒ Topography (undulating, flat, slope, etc.) and ground elevation of subject parcel (Lowest and Highest elevations)
Property slopes to Hoone Road and towards the ocean. Property is approx. 40' above sea level at its highest point near Building 8.

☒ Shoreline type (e.g. beach, dune, rocky, sandy with rocky outcropping, etc.)
Rocky

☐ Artificially armored Shoreline
☐ If checked, what type of armoring (e.g. seawall, revetment, bulkhead): _____
☐ Is the armoring permitted/authorized? _____
☐ Date of authorization (attach copy of authorization letter): _____

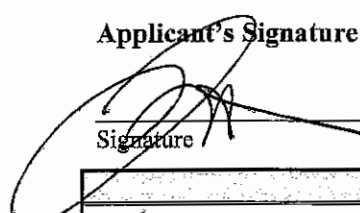
☒ Is property in coastal floodplain (if checked, what zone)? XS

☒ Has this property been subject to coastal hazards (i.e. flooding, erosion, tsunami, etc.) in the past?
Hurricane flooding

PLEASE NOTE:

Any misrepresentation of information in this shoreline setback application will result in revocation of this determination and may result in fines and criminal prosecution.

Applicant's Signature


Signature

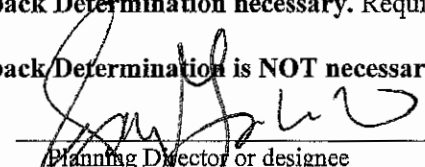
SEP 6 2018

Date

Applicability (to be completed by Planning Department)

☒ Setback Determination necessary. Requirements of Ordinance No. 979 are applicable.

☐ Setback Determination is NOT necessary. Requirements of Ordinance No. 979 are not applicable.


Planning Director or designee

9.28.18
Date

If Part A has been deemed that a Determination will be necessary, the additional information will be required for submission of this application.

Part B

- ☒ A non-refundable processing fee of one hundred dollars (\$100.00) shall accompany a request for determination. (§8-27.8(e))
- ☒ An aerial map/image (ex. Google Maps or Google Earth) with a line drawn from the shoreline/vegetation line (approximate shoreline) to the proposed project and the calculated distance in feet.
- ☐ A detailed Plot Plan to scale with all existing and proposed structures including driveways, visible lot coverage, setbacks and measurement details, fences, gates, and walls, etc.
- ☐ Building Permit Number (If building plans submitted)



PLANNING DEPARTMENT
SHORELINE SETBACK DETERMINATION

Exemption Determination

☐ Exemption 1

In cases where the proposed structure or subdivision satisfies the following four criteria:

- (A) In cases where the proposed structure or subdivision is located outside of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 'V' or 'VE' flood zones;
- (B) The proposed structure or subdivision is located at an elevation which is thirty (30) feet above sea level or greater;
- (C) The applicant can demonstrate to the satisfaction of the Planning Director that the property is clearly adjacent to a rocky shoreline and that it will not affect or be affected by coastal erosion or hazards; and
- (D) The shoreline setback shall be sixty (60) feet from the certified shoreline which has been established not more than twelve (12) months from the date of the application for the exception under this section.

☒ Exemption 2

In cases where the applicant can demonstrate to the satisfaction of the Planning Director that the applicant's proposed structure or subdivision will not affect beach processes, impact public beach access, or be affected by or contribute to coastal erosion or hazards, excluding natural disasters. Factors to be considered shall include, but not be limited to, proximity to the shoreline, topography, properties between shoreline and applicant's property, elevation, and the history of coastal hazards in the area.

☒ Exemption 3

Pursuant to §8-27.7, those structures and uses found exempt in Table 3 (see pg. 7) including repairs and renovations to a lawfully existing structure, including nonconforming structures, provided that:

- (A) The repairs DO NOT enlarge, add to or expand the structure; increase the size or degree of non-conformity; or intensify the use of the structure or its impact on coastal processes;
- (B) The repairs DO NOT constitute a substantial improvement of the structure; and
- (C) The repairs are permitted by the Comprehensive Zoning Ordinance, Development Plans, building code, floodplain management regulations, special management area requirements under HRS Chapter 205A and any other applicable rule or law.

- ☒ Letter from the Department of Public Works stating that the proposed project does NOT constitute "Substantial Improvement," pursuant to §8-27.2 (If applicable, will require valuation of project).

Exemption Determination (to be completed by Planning Department)

- ☒ Pursuant to §8-27.3 the Kaua'i County Code, 1987 as amended, the Planning Department hereby certifies the proposed structure(s) or subdivision(s) as exempt from those shoreline setback determination requirements established under §8-27.8.
- ☐ Pursuant to §8-27.7 the Kaua'i County Code, 1987 as amended, the proposed structure(s) is permitted within the shoreline setback area. While exempt from those shoreline setback determination requirements established under §8-27.8, the proposed structure(s) is subject to the conditions of §8-27.7(b). (See pg. 8)

Planning Director or designee

Date

- ☐ Additional comments/conditions:

EXHIBIT "A"

AUTHORIZATION

ASSOCIATION OF APARTMENT OWNERS OF NIHI KAI VILLAS, whose mailing address is 1870 Hoone Road, Koloa, Hawaii 96756 ("Applicant") hereby authorizes JONATHAN J. CHUN, Esq., of Belles Graham Proudfoot Wilson & Chun, LLP to file applications or requests on behalf of the Applicant, with the Planning Department, the Planning Commission of the County of Kauai, the Department of Public Works of the County of Kauai and all other governmental agencies, to do all the things necessary to obtain zoning permits, use permits, SMA permits, building permits, and other land use permits or determinations (including shoreline determinations) related to the replacement, repair or maintenance of buildings located within the Nihī Kai Villas condominium project located at 1870 Hoone Road, Koloa, Hawaii and identified as Kauai Tax Map Key Nos. (4) 2-8-019-022.

DATED: 15 June, 2018.

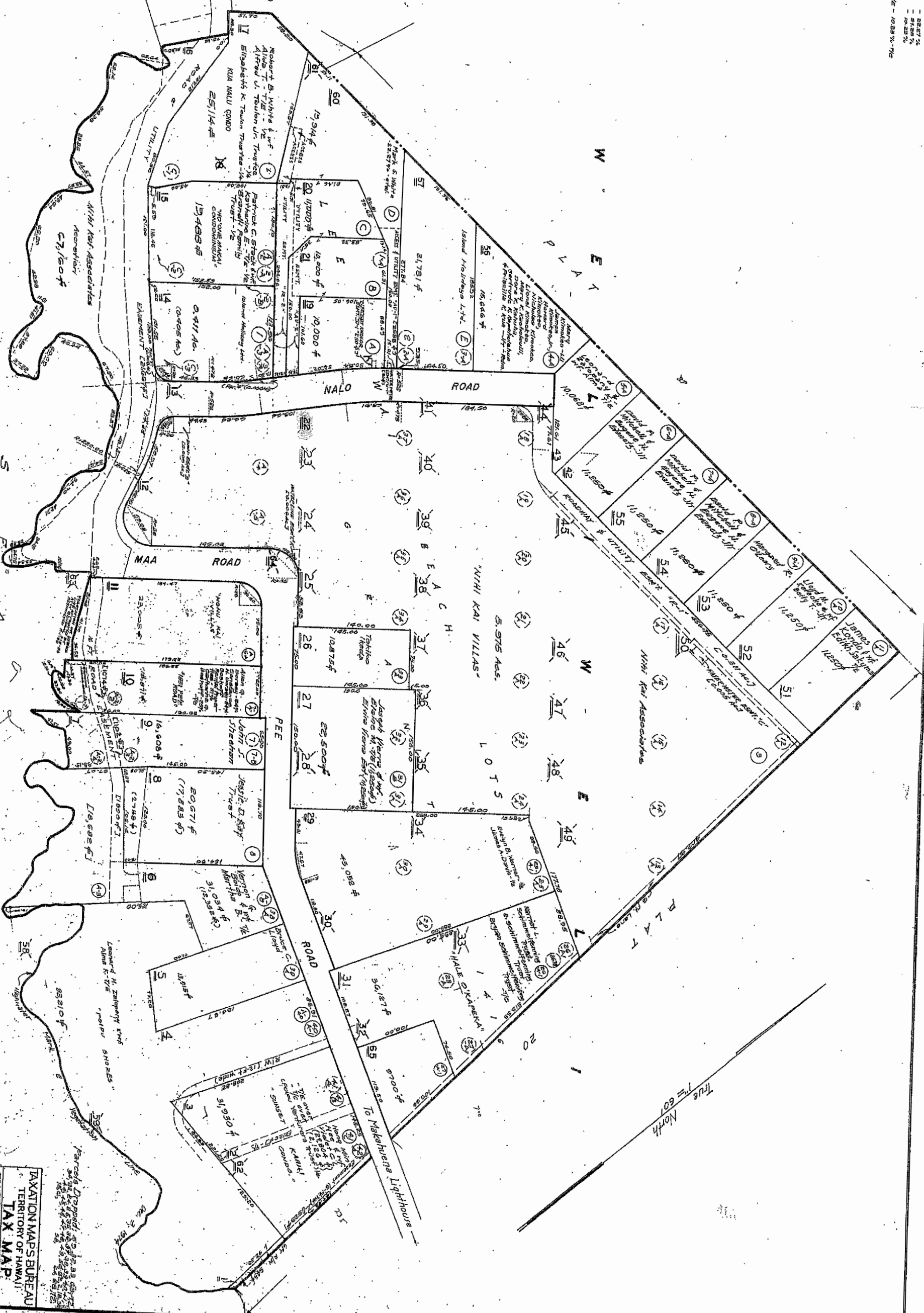
ASSOCIATION OF APARTMENT OWNERS OF
NIHI KAI VILLAS

By

Pamela Littlefield
Pamela Littlefield
Its President

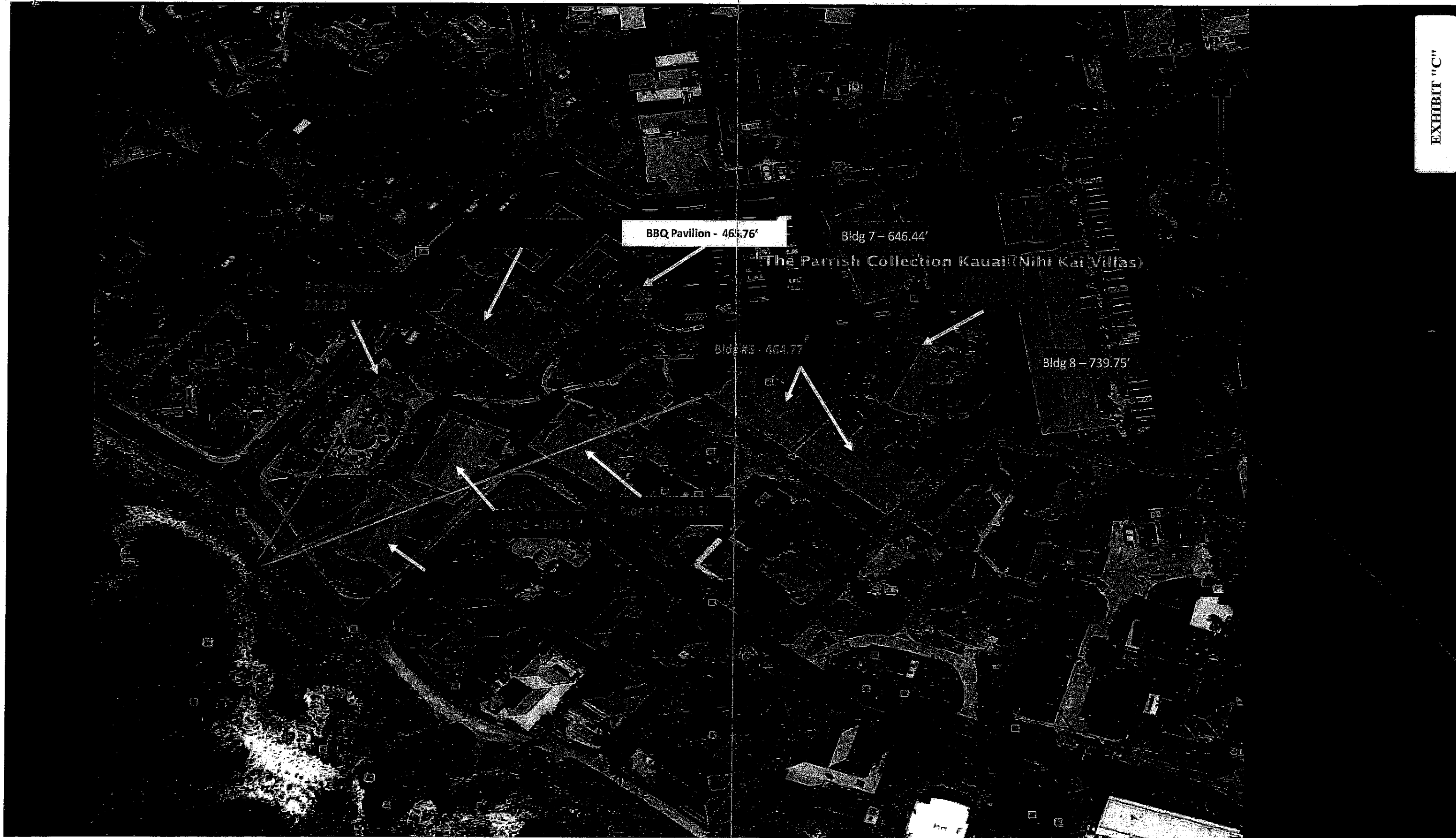
EXHIBIT "B"

PORTION OF WELIWELI, KOLOA, KAUAI



| | | | |
|----------------------|------|----------|------|
| TAXATION MAPS BUREAU | | | |
| TERRITORY OF HAWAII | | | |
| TAX MAP | | | |
| FOURTH | SEC. | DIVISION | PLAT |
| 2 | 8 | 19 | |
| CONTAINING PARCELS | | | |
| SCALE: 1" = 500' | | | |
| PRINTED | | | |

EXHIBIT "C"



BBQ Pavilion - 465.76'

Bldg 7 - 646.44'

The Parrish Collection Kauai (Nihi Kai Villas)

Bldg 8 - 739.75'

Bldg 5 - 464.77'

Bldg 4 - 392.91'

Bldg 3 - 180.11'

Pool House -
234.84'

Pool House - 214.84'

Bldg #1 - 80'

Bldg #2 - 180.24'

Bldg #3 - 292.31'

Bldg #4 - 329.05'

Bldg #5 - 464.77'

Bldg #6 - 600'

Bldg #7 - 646.11'

Bldg #8 - 738.38'

BAO Pavilion - 466.76'

EXHIBIT "D"


| Property Cost Breakdown | | | | | |
|---|----------------------|-------------|---------------------------|----------------------------|--------------------------------|
| Name: AOA Nihi Kai Villas | | | | | |
| Date: June 2018 | | | | | |
|  | | | | | |
| 1. Property Price Breakdown | | | | | |
| Building Numbers | County Assesed Value | Total Units | Roof Replacement Cost per | Carpentry Replacement Cost | Total Value of Roof/ Carpentry |
| #1 | \$ 754,400.00 | 2 | \$ 41,288.00 | \$ 61,571.97 | \$102,859.97 |
| #2 | \$ 1,038,400.00 | 4 | \$ 82,576.00 | \$ 123,143.94 | \$205,719.94 |
| #3 | \$ 1,038,400.00 | 4 | \$ 82,576.00 | \$ 123,143.94 | \$205,719.94 |
| #4 | \$ 2,334,800.00 | 9 | \$ 185,796.00 | \$ 277,073.87 | \$462,869.87 |
| #5 | \$ 4,505,000.00 | 18 | \$ 371,592.00 | \$ 554,147.74 | \$925,739.74 |
| #6 | \$ 1,038,400.00 | 4 | \$ 82,576.00 | \$ 123,143.94 | \$205,719.94 |
| #7 | \$ 1,549,100.00 | 6 | \$ 123,864.00 | \$ 184,715.91 | \$308,579.91 |
| #8 | \$ 5,611,600.00 | 23 | \$ 474,812.00 | \$ 708,077.67 | \$1,182,889.67 |
| Total | \$ 17,870,100.00 | 70 | \$ 1,445,080.00 | \$ 2,155,019.00 | \$3,600,099.00 |

EXHIBIT "E"

| PARID | TAXYR | APRLAND | COSTVAL | UNITNO | | | | |
|--------------|-------|---------|---------------|--------|--------------|------------|--|--------------|
| 280190220001 | 2018 | 0 | \$ 377,200.00 | 100 | 377,200.00 | | | |
| 280190220002 | 2018 | 0 | \$ 377,200.00 | 101 | 377,200.00 | | | |
| 280190220003 | 2018 | 0 | \$ 280,400.00 | 200 | 754,400.00 | 280,400.00 | | 754,400.00 |
| 280190220004 | 2018 | 0 | \$ 238,800.00 | 201 | | 238,800.00 | | |
| 280190220005 | 2018 | 0 | \$ 238,800.00 | 202 | | 238,800.00 | | |
| 280190220006 | 2018 | 0 | \$ 280,400.00 | 203 | | 280,400.00 | | |
| 280190220007 | 2018 | 0 | \$ 280,400.00 | 300 | 1,038,400.00 | 280,400.00 | | 1,038,400.00 |
| 280190220008 | 2018 | 0 | \$ 238,800.00 | 301 | | 238,800.00 | | |
| 280190220009 | 2018 | 0 | \$ 238,800.00 | 302 | | 238,800.00 | | |
| 280190220010 | 2018 | 0 | \$ 280,400.00 | 303 | | 280,400.00 | | |
| 280190220011 | 2018 | 0 | \$ 280,400.00 | 400 | 1,038,400.00 | 280,400.00 | | 1,038,400.00 |
| 280190220012 | 2018 | 0 | \$ 238,800.00 | 401 | | 238,800.00 | | |
| 280190220013 | 2018 | 0 | \$ 238,800.00 | 402 | | 238,800.00 | | |
| 280190220014 | 2018 | 0 | \$ 238,800.00 | 403 | | 238,800.00 | | |
| 280190220015 | 2018 | 0 | \$ 238,800.00 | 404 | | 238,800.00 | | |
| 280190220016 | 2018 | 0 | \$ 280,400.00 | 405 | | 280,400.00 | | |
| 280190220017 | 2018 | 0 | \$ 286,500.00 | 420 | | 286,500.00 | | |
| 280190220018 | 2018 | 0 | \$ 245,800.00 | 421 | | 245,800.00 | | |
| 280190220019 | 2018 | 0 | \$ 286,500.00 | 422 | | 286,500.00 | | |
| 280190220020 | 2018 | 0 | \$ 280,400.00 | 500 | 2,334,800.00 | 280,400.00 | | 2,334,800.00 |
| 280190220021 | 2018 | 0 | \$ 238,800.00 | 501 | | 238,800.00 | | |
| 280190220022 | 2018 | 0 | \$ 238,800.00 | 502 | | 238,800.00 | | |
| 280190220023 | 2018 | 0 | \$ 238,800.00 | 503 | | 238,800.00 | | |
| 280190220024 | 2018 | 0 | \$ 238,800.00 | 504 | | 238,800.00 | | |
| 280190220025 | 2018 | 0 | \$ 238,800.00 | 505 | | 238,800.00 | | |
| 280190220026 | 2018 | 0 | \$ 238,800.00 | 506 | | 238,800.00 | | |
| 280190220027 | 2018 | 0 | \$ 238,800.00 | 507 | | 238,800.00 | | |
| 280190220028 | 2018 | 0 | \$ 238,800.00 | 508 | | 238,800.00 | | |
| 280190220029 | 2018 | 0 | \$ 238,800.00 | 509 | | 238,800.00 | | |
| 280190220030 | 2018 | 0 | \$ 238,800.00 | 510 | | 238,800.00 | | |
| 280190220031 | 2018 | 0 | \$ 280,400.00 | 511 | | 280,400.00 | | |
| 280190220032 | 2018 | 0 | \$ 286,500.00 | 520 | | 286,500.00 | | |
| 280190220033 | 2018 | 0 | \$ 245,800.00 | 521 | | 245,800.00 | | |
| 280190220034 | 2018 | 0 | \$ 245,800.00 | 522 | | 245,800.00 | | |
| 280190220035 | 2018 | 0 | \$ 245,800.00 | 523 | | 245,800.00 | | |
| 280190220036 | 2018 | 0 | \$ 245,800.00 | 524 | | 245,800.00 | | |
| 280190220037 | 2018 | 0 | \$ 286,500.00 | 525 | | 286,500.00 | | |
| 280190220038 | 2018 | 0 | \$ 280,400.00 | 600 | 4,505,000.00 | 280,400.00 | | 4,505,000.00 |
| 280190220039 | 2018 | 0 | \$ 238,800.00 | 601 | | 238,800.00 | | |
| 280190220040 | 2018 | 0 | \$ 238,800.00 | 602 | | 238,800.00 | | |
| 280190220041 | 2018 | 0 | \$ 280,400.00 | 603 | | 280,400.00 | | |
| 280190220042 | 2018 | 0 | \$ 280,400.00 | 700 | 1,038,400.00 | 280,400.00 | | 1,038,400.00 |
| 280190220043 | 2018 | 0 | \$ 238,800.00 | 701 | | 238,800.00 | | |
| 280190220044 | 2018 | 0 | \$ 238,800.00 | 702 | | 238,800.00 | | |
| 280190220045 | 2018 | 0 | \$ 238,800.00 | 703 | | 238,800.00 | | |
| 280190220046 | 2018 | 0 | \$ 271,900.00 | 704 | | 271,900.00 | | |

| | | |
|-------------------------|------------|-------------------------|
| 280,400.00 | | |
| 1,549,100.00 | 283,700.00 | 1,549,100.00 |
| | 243,400.00 | |
| | 250,100.00 | |
| | 155,400.00 | |
| | 250,100.00 | |
| | 243,400.00 | |
| | 250,100.00 | |
| | 155,400.00 | |
| | 250,100.00 | |
| | 243,400.00 | |
| | 283,700.00 | |
| | 284,400.00 | |
| | 243,400.00 | |
| | 243,400.00 | |
| | 243,400.00 | |
| | 243,400.00 | |
| | 284,400.00 | |
| | 243,400.00 | |
| | 243,400.00 | |
| | 243,400.00 | |
| | 243,400.00 | |
| 5,611,600.00 | | 5,611,600.00 |
| | | 17,870,100.00 |

EXHIBIT "F"

Jonathan Chun

From: Mike Hubbard <mhubbard@kauai.gov>
Sent: Friday, June 08, 2018 11:57 AM
To: Jonathan Chun
Subject: RE: Nihi Kai Villas (TMK 4-2-8-019:022)
Attachments: Nihi Kai for JJC Building Cost.xlsx

Aloha Jonathan,

Hopefully these numbers work out. Our cost building numbers for Condos typically are quite "light". Our valuation model is specifically geared to Market Modeling and determining a total unit value. With that said, this is what our data reflects as a COST Building value for this project.


Aloha,
Mike

| PARID | TAXYR | APRLAND | COSTVAL | UNITNO |
|--------------|-------|---------|---------------|--------|
| 280190220001 | 2018 | 0 | \$ 377,200.00 | 100 |
| 280190220002 | 2018 | 0 | \$ 377,200.00 | 101 |
| 280190220003 | 2018 | 0 | \$ 280,400.00 | 200 |
| 280190220004 | 2018 | 0 | \$ 238,800.00 | 201 |
| 280190220005 | 2018 | 0 | \$ 238,800.00 | 202 |
| 280190220006 | 2018 | 0 | \$ 280,400.00 | 203 |
| 280190220007 | 2018 | 0 | \$ 280,400.00 | 300 |
| 280190220008 | 2018 | 0 | \$ 238,800.00 | 301 |
| 280190220009 | 2018 | 0 | \$ 238,800.00 | 302 |
| 280190220010 | 2018 | 0 | \$ 280,400.00 | 303 |
| 280190220011 | 2018 | 0 | \$ 280,400.00 | 400 |
| 280190220012 | 2018 | 0 | \$ 238,800.00 | 401 |
| 280190220013 | 2018 | 0 | \$ 238,800.00 | 402 |
| 280190220014 | 2018 | 0 | \$ 238,800.00 | 403 |
| 280190220015 | 2018 | 0 | \$ 238,800.00 | 404 |
| 280190220016 | 2018 | 0 | \$ 280,400.00 | 405 |
| 280190220017 | 2018 | 0 | \$ 286,500.00 | 420 |
| 280190220018 | 2018 | 0 | \$ 245,800.00 | 421 |
| 280190220019 | 2018 | 0 | \$ 286,500.00 | 422 |
| 280190220020 | 2018 | 0 | \$ 280,400.00 | 500 |
| 280190220021 | 2018 | 0 | \$ 238,800.00 | 501 |
| 280190220022 | 2018 | 0 | \$ 238,800.00 | 502 |
| 280190220023 | 2018 | 0 | \$ 238,800.00 | 503 |
| 280190220024 | 2018 | 0 | \$ 238,800.00 | 504 |
| 280190220025 | 2018 | 0 | \$ 238,800.00 | 505 |
| 280190220026 | 2018 | 0 | \$ 238,800.00 | 506 |
| 280190220027 | 2018 | 0 | \$ 238,800.00 | 507 |
| 280190220028 | 2018 | 0 | \$ 238,800.00 | 508 |
| 280190220029 | 2018 | 0 | \$ 238,800.00 | 509 |
| 280190220030 | 2018 | 0 | \$ 238,800.00 | 510 |
| 280190220031 | 2018 | 0 | \$ 280,400.00 | 511 |
| 280190220032 | 2018 | 0 | \$ 286,500.00 | 520 |
| 280190220033 | 2018 | 0 | \$ 245,800.00 | 521 |
| 280190220034 | 2018 | 0 | \$ 245,800.00 | 522 |
| 280190220035 | 2018 | 0 | \$ 245,800.00 | 523 |
| 280190220036 | 2018 | 0 | \$ 245,800.00 | 524 |
| 280190220037 | 2018 | 0 | \$ 286,500.00 | 525 |
| 280190220038 | 2018 | 0 | \$ 280,400.00 | 600 |
| 280190220039 | 2018 | 0 | \$ 238,800.00 | 601 |
| 280190220040 | 2018 | 0 | \$ 238,800.00 | 602 |
| 280190220041 | 2018 | 0 | \$ 280,400.00 | 603 |
| 280190220042 | 2018 | 0 | \$ 280,400.00 | 700 |
| 280190220043 | 2018 | 0 | \$ 238,800.00 | 701 |
| 280190220044 | 2018 | 0 | \$ 238,800.00 | 702 |
| 280190220045 | 2018 | 0 | \$ 238,800.00 | 703 |
| 280190220046 | 2018 | 0 | \$ 271,900.00 | 704 |

| | | | |
|--------------|------|-----------------|-----|
| 280190220047 | 2018 | 0 \$ 280,400.00 | 705 |
| 280190220048 | 2018 | 0 \$ 283,700.00 | 800 |
| 280190220049 | 2018 | 0 \$ 243,400.00 | 801 |
| 280190220050 | 2018 | 0 \$ 250,100.00 | 802 |
| 280190220051 | 2018 | 0 \$ 155,400.00 | 803 |
| 280190220052 | 2018 | 0 \$ 250,100.00 | 804 |
| 280190220053 | 2018 | 0 \$ 243,400.00 | 805 |
| 280190220054 | 2018 | 0 \$ 250,100.00 | 806 |
| 280190220055 | 2018 | 0 \$ 155,400.00 | 807 |
| 280190220056 | 2018 | 0 \$ 250,100.00 | 808 |
| 280190220057 | 2018 | 0 \$ 243,400.00 | 809 |
| 280190220058 | 2018 | 0 \$ 283,700.00 | 810 |
| 280190220059 | 2018 | 0 \$ 284,400.00 | 820 |
| 280190220060 | 2018 | 0 \$ 243,400.00 | 821 |
| 280190220061 | 2018 | 0 \$ 243,400.00 | 822 |
| 280190220062 | 2018 | 0 \$ 243,400.00 | 823 |
| 280190220063 | 2018 | 0 \$ 243,400.00 | 824 |
| 280190220064 | 2018 | 0 \$ 243,400.00 | 825 |
| 280190220065 | 2018 | 0 \$ 243,400.00 | 826 |
| 280190220066 | 2018 | 0 \$ 284,400.00 | 827 |
| 280190220067 | 2018 | 0 \$ 243,400.00 | 830 |
| 280190220068 | 2018 | 0 \$ 243,400.00 | 831 |
| 280190220069 | 2018 | 0 \$ 243,400.00 | 832 |
| 280190220070 | 2018 | 0 \$ 243,400.00 | 833 |

EXHIBIT "G"





Flood Hazard Assessment Report

www.hawaiiinfo.org

Property Information

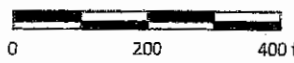

COUNTY: KAUAI
TMK NO: (4) 2-8-019-022
WATERSHED: WAIKOMO
PARCEL ADDRESS: 1870 HOONE RD
KOLOA, HI 96756

Flood Hazard Information

FIRM INDEX DATE: NOVEMBER 26, 2010
LETTER OF MAP CHANGE(S): NONE
FEMA FIRM PANEL: 1500020352F
PANEL EFFECTIVE DATE: NOVEMBER 26, 2010

THIS PROPERTY IS WITHIN A TSUNAMI EVACUATION ZONE: YES
FOR MORE INFO, VISIT: <http://www.scd.hawaii.gov/>

THIS PROPERTY IS WITHIN A DAM EVACUATION ZONE: YES (KA-0099)
FOR MORE INFO, VISIT: <http://dlnr.hawaii.gov/dam/>



Disclaimer: The Hawaii Department of Land and Natural Resources (DLNR) assumes no responsibility arising from the use, accuracy, completeness, and timeliness of any information contained in this report. Viewers/Users are responsible for verifying the accuracy of the information and agree to indemnify the DLNR, its officers, and employees from any liability which may arise from its use of its data or information.

If this map has been identified as 'PRELIMINARY', please note that it is being provided for informational purposes and is not to be used for flood insurance rating. Contact your county floodplain manager for flood zone determinations to be used for compliance with local floodplain management regulations.

FLOOD HAZARD ASSESSMENT TOOL LAYER LEGEND

(Note: legend does not correspond with NFHL)











| | |
|---|---|
|  | Zone A: No BFE determined. |
|  | Zone AE: BFE determined. |
|  | Zone AH: Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined. |
|  | Zone AD: Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. |
|  | Zone V: Coastal flood zone with velocity hazard (wave action); no BFE determined. |
|  | Zone VE: Coastal flood zone with velocity hazard (wave action); BFE determined. |
|  | Zone AEF: Floodway areas in Zone AE. The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE. |
| NON-SPECIAL FLOOD HAZARD AREA - An area in a low-to-moderate risk flood zone. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities. | |
|  | Zone XS (X shaded): Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. |
|  | Zone X: Areas determined to be outside the 0.2% annual chance floodplain. |
| OTHER FLOOD AREAS | |
|  | Zone D: Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase apply, but coverage is available in participating communities. |

EXHIBIT "H"



Kauai County Building/ Planning Department

6/13/2018

Re: Nihi Kai Villas Scope of Work Letter
1870 Hoone Road
Koloa, Hawaii 96756

Scope of Work

The AOA of Nihi Kai Villas located near the Poipou Beach area in the City of Koloa, is preparing for repairs to the property starting in the Spring of 2019. The property contains a total of 10 structures where the work will be performed. There is a total of eight (8) condo buildings and two (2) out buildings. The two (2) out buildings are the BBQ Pavilion and the Pool house for the property.

The property sits along the north end of the shoreline approximately 80 feet from the nearest shoreline location. The shoreline is South and along the East corner of Building one (1). The entire area of the property is 5.98 Acres and the furthest building from the shoreline is approximately 739.75 feet. The property repairs will affect all buildings for the property, and are going to total \$3,600,099.00.

The repairs are to include the following items:

Building 1, Building 2, Building 3, Building 4, Building 5, Building 6, Building 7, Building 8:

1. Remove the existing concrete tile roof and replace with like for like roofing materials. The Re-roof of the building will include provisions that help to reduce radiant heat gain and will meet the current standards of the energy and building code requirements. All entry way staircases to be removed and replaced, including repairs to the support posts and beams that are currently installed at these areas.
2. All damaged and rusted exterior flashings to be removed and replaced as well as any damaged siding or trim pieces currently installed at the exterior elevations of the buildings.
3. Remove and replace the existing Lanai guardrails and install new railings to meet Building code requirements.

Pool House Building:

1. Provide minor carpentry repairs for any damaged siding or trim pieces currently installed at the exterior elevations of the buildings.



2. Remove the existing concrete tile roof and replace with similar roofing materials.

BBQ Pavilion:

1. Provide minor carpentry repairs for any damaged siding or trim pieces currently installed at the exterior elevations of the buildings.
2. Repair existing structure posts at each corner of the structure, to provide solid footing for posts as to prevent further settlement of the structure as designed and recommended by the structural engineer.
3. Remove the existing concrete tile roof and replace with similar roofing materials.

Sincerely,

Noah Sebastian

A handwritten signature in dark ink, appearing to read "Noah Sebastian", written over a horizontal line.

Operations Manager
Bergeman Group
noah@bergemangroup.com
720-990-4027

EXHIBIT "I"

Permit Search Results

Show 10 entriesSearch:

| Application Number | Address | Parcel | Contractor/Other Name | Ap Ty |
|---|------------------|------------------|-----------------------|----------------------|
| 04-00002658 (selectpermit.html?OWASP_CSRFTOKEN=64TP-OZUO-0VBO-0ZRL-48YC-R79V-7MA8-P4BR&permit.appYearAndNumber=04-00002658&validatePermitView=true) | 0 NONE | 2-8-019-022-0045 | KEGEL & TOBIN | AL RE |
| 04-00002658 (selectpermit.html?OWASP_CSRFTOKEN=64TP-OZUO-0VBO-0ZRL-48YC-R79V-7MA8-P4BR&permit.appYearAndNumber=04-00002658&validatePermitView=true) | 0 NONE | 2-8-019-022-0045 | SWETT,GREGORY | AL RE |
| 06-00002444 (selectpermit.html?OWASP_CSRFTOKEN=64TP-OZUO-0VBO-0ZRL-48YC-R79V-7MA8-P4BR&permit.appYearAndNumber=06-00002444&validatePermitView=true) | 1870 HOONE RD | 2-8-019-022-0000 | GASCO | ZZ PE AP GA |
| 06-00002444 (selectpermit.html?OWASP_CSRFTOKEN=64TP-OZUO-0VBO-0ZRL-48YC-R79V-7MA8-P4BR&permit.appYearAndNumber=06-00002444&validatePermitView=true) | 1870 HOONE RD | 2-8-019-022-0000 | NIHI KAI VILLAS | ZZ PE AP GA |
| 90-00001796 (selectpermit.html?OWASP_CSRFTOKEN=64TP-OZUO-0VBO-0ZRL-48YC-R79V-7MA8-P4BR&permit.appYearAndNumber=90-00001796&validatePermitView=true) | 1870 HOONE RD | 2-8-019-022-0000 | EDWARD MERLO | AL RE |

EXHIBIT "I"

| Permit Search Results | | | | |
|---|---------------|------------------|-----------------------|-------|
| Show <input type="text" value="10"/> entries | | | | |
| Search: <input type="text"/> | | | | |
| Application Number | Address | Parcel | Contractor/Other Name | Ap Ty |
| 92-00101236 (selectpermit.html?OWASP_CSRFTOKEN=64TP-OZUO-0VBO-0ZRL-48YC-R79V-7MA8-P4BR&permit.appYearAndNumber=92-00101236&validatePermitView=true) | 1870 HOONE RD | 2-8-019-022-0000 | WE/MENEHUNE | AL RE |
| 92-00101236 (selectpermit.html?OWASP_CSRFTOKEN=64TP-OZUO-0VBO-0ZRL-48YC-R79V-7MA8-P4BR&permit.appYearAndNumber=92-00101236&validatePermitView=true) | 1870 HOONE RD | 2-8-019-022-0000 | WEST POWER | AL RE |
| 92-00101236 (selectpermit.html?OWASP_CSRFTOKEN=64TP-OZUO-0VBO-0ZRL-48YC-R79V-7MA8-P4BR&permit.appYearAndNumber=92-00101236&validatePermitView=true) | 1870 HOONE RD | 2-8-019-022-0000 | VANDERVELDE, MARYANNE | AL RE |
| 92-00101236 (selectpermit.html?OWASP_CSRFTOKEN=64TP-OZUO-0VBO-0ZRL-48YC-R79V-7MA8-P4BR&permit.appYearAndNumber=92-00101236&validatePermitView=true) | 1870 HOONE RD | 2-8-019-022-0000 | WE/MENEHUNE | AL RE |
| 92-00101236 (selectpermit.html?OWASP_CSRFTOKEN=64TP-OZUO-0VBO-0ZRL-48YC-R79V-7MA8-P4BR&permit.appYearAndNumber=92-00101236&validatePermitView=true) | 1870 HOONE RD | 2-8-019-022-0000 | WEST POWER | AL RE |

| Application Number | Address | Parcel | Contractor/Other Name | Appli Type |
|---|------------------|----------------------|-----------------------|----------------|
| 90-00001796 (selectpermit.html?OWASP_CSRFTOKEN=64TP-OZUO-0VBO-0ZRL-48YC-R79V-7MA8-P4BR&permit.appYearAndNumber=90-00001796&validatePermitView=true) | 1870 HOONE RD | 2-8-019- 022-0000 | BP31.840 | ALTEI RESII |
| 90-00001796 (selectpermit.html?OWASP_CSRFTOKEN=64TP-OZUO-0VBO-0ZRL-48YC-R79V-7MA8-P4BR&permit.appYearAndNumber=90-00001796&validatePermitView=true) | 1870 HOONE RD | 2-8-019- 022-0000 | NIHI KAI VILLAS | ALTEI RESII |
| 92-00101236 (selectpermit.html?OWASP_CSRFTOKEN=64TP-OZUO-0VBO-0ZRL-48YC-R79V-7MA8-P4BR&permit.appYearAndNumber=92-00101236&validatePermitView=true) | 1870 HOONE RD | 2-8-019- 022-0000 | BP34.941 | ALTEI RESII |
| 92-00101236 (selectpermit.html?OWASP_CSRFTOKEN=64TP-OZUO-0VBO-0ZRL-48YC-R79V-7MA8-P4BR&permit.appYearAndNumber=92-00101236&validatePermitView=true) | 1870 HOONE RD | 2-8-019- 022-0000 | PP26.922 | ALTEI RESII |
| 92-00101236 (selectpermit.html?OWASP_CSRFTOKEN=64TP-OZUO-0VBO-0ZRL-48YC-R79V-7MA8-P4BR&permit.appYearAndNumber=92-00101236&validatePermitView=true) | 1870 HOONE RD | 2-8-019- 022-0000 | EP40.176 | ALTEI RESII |

Showing 1 to 10 of 25 entries

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[Cancel \(selectpermit.html?OWASP_CSRFTOKEN=64TP-OZUO-0VBO-0ZRL-48YC-R79V-7MA8-P4BR&initialSearchView=true\)](#)

| Application Number | Address | Parcel | Contractor/Other Name | Appli Type |
|---|------------------|------------------|-------------------------------|-------------------------------|
| 94-00002235 (selectpermit.html?OWASP_CSRFTOKEN=64TP-OZUO-0VBO-0ZRL-48YC-R79V-7MA8-P4BR&permit.appYearAndNumber=94-00002235&validatePermitView=true) | 0 NONE | 2-8-019-022-0016 | WOODWORKS HAWAII/KAUAI | ALTEI RESII |
| 94-00002235 (selectpermit.html?OWASP_CSRFTOKEN=64TP-OZUO-0VBO-0ZRL-48YC-R79V-7MA8-P4BR&permit.appYearAndNumber=94-00002235&validatePermitView=true) | 0 NONE | 2-8-019-022-0016 | BALDWIN,WILFRED J TR /ETAL | ALTEI RESII |
| 94-00002235 (selectpermit.html?OWASP_CSRFTOKEN=64TP-OZUO-0VBO-0ZRL-48YC-R79V-7MA8-P4BR&permit.appYearAndNumber=94-00002235&validatePermitView=true) | 0 NONE | 2-8-019-022-0016 | KILOHANA ELECTRIC | ALTEI RESII |
| 94-00002235 (selectpermit.html?OWASP_CSRFTOKEN=64TP-OZUO-0VBO-0ZRL-48YC-R79V-7MA8-P4BR&permit.appYearAndNumber=94-00002235&validatePermitView=true) | 0 NONE | 2-8-019-022-0016 | TURVILLE,DEAN | ALTEI RESII |
| 94-00002272 (selectpermit.html?OWASP_CSRFTOKEN=64TP-OZUO-0VBO-0ZRL-48YC-R79V-7MA8-P4BR&permit.appYearAndNumber=94-00002272&validatePermitView=true) | 1870 HOONE RD | 2-8-019-022-0000 | NIHI KAI | ZONII PERM APPL CLAS |

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Showing 11 to 20 of 25 entries

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[Cancel \(selectpermit.html?OWASP_CSRFTOKEN=64TP-OZUO-0VBO-0ZRL-48YC-R79V-7MA8-P4BR&initialSearchView=true\)](#)

| Permit Search Results | | | |
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| Application Number | Address | Parcel | Contractor/Other Name |
| 96-00000211 (selectpermit.html?OWASP_CSRFTOKEN=64TP-OZUO-0VBO-0ZRL-48YC-R79V-7MA8-P4BR&permit.appYearAndNumber=96-00000211&validatePermitView=true) | 1870 HOONE RD | 2-8-019- 022-0000 | TENNBERG,PETER |
| 96-00000211 (selectpermit.html?OWASP_CSRFTOKEN=64TP-OZUO-0VBO-0ZRL-48YC-R79V-7MA8-P4BR&permit.appYearAndNumber=96-00000211&validatePermitView=true) | 1870 HOONE RD | 2-8-019- 022-0000 | NIHI KAI |
| 97-00000880 (selectpermit.html?OWASP_CSRFTOKEN=64TP-OZUO-0VBO-0ZRL-48YC-R79V-7MA8-P4BR&permit.appYearAndNumber=97-00000880&validatePermitView=true) | 1870 HOONE RD | 2-8-019- 022-0000 | NIHI KAI |
| 97-00000880 (selectpermit.html?OWASP_CSRFTOKEN=64TP-OZUO-0VBO-0ZRL-48YC-R79V-7MA8-P4BR&permit.appYearAndNumber=97-00000880&validatePermitView=true) | 1870 HOONE RD | 2-8-019- 022-0000 | VANDERVELDE,MARYANNE |
| 97-00000880 (selectpermit.html?OWASP_CSRFTOKEN=64TP-OZUO-0VBO-0ZRL-48YC-R79V-7MA8-P4BR&permit.appYearAndNumber=97-00000880&validatePermitView=true) | 1870 HOONE RD | 2-8-019- 022-0000 | WEST POWER |

Cancel (selectpermit.html?OWASP_CSRFTOKEN=64TP-OZUO-0VBO-0ZRL-48YC-R79V-7MA8-P4BR&initialSearchView=true)

Bernard P. Carvalho Jr.
Mayor



Lyle Tabata
Acting County Engineer



Wallace G. Rezentes Jr.
Managing Director

DEPARTMENT OF PUBLIC WORKS

County of Kaua'i, State of Hawai'i

4444 Rice Street, Suite 275, Lihue, Hawaii 96766
TEL (808) 241-4992 FAX (808) 241-6604

County of Kauai
PLANNING DEPT.

18 SEP 17 A7:22

September 10, 2018 RECEIVED

Belles Graham Proudfoot Wilson & Chun, LLP
Watumull Plaza
4334 Rice St. Suite 202,
Lihue, HI 96766
Attn: Jonathan J. Chun

PW.06.18.103

Subject: SHORELINE SETBACK APPLICATION
SUBSTANTIAL IMPROVEMENT DETERMINATION
RE-ROOF AND REPAIR NIHI KAI VILLAS BLDG 1
TMK: (4) 2-8-019:022

Dear Mr. Chun,

The Kauai County Shoreline Setback and Coastal Protection Ordinance (Ordinance No. 979) Section 8-27.2 defines substantial improvement as "any cumulative series of repairs, reconstruction, improvements, or additions to a structure over a ten (10) year period, where the cumulative cost equals or exceeds fifty percent (50%) of the market value of the structure before the start of construction of the first improvement during that ten (10) year period. For the purposes of this definition, substantial improvement is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure."

The Department of Public Works (DPW) Engineering Division has reviewed the proposed roof replacement and building repair to Building 1 of the Nihi Kai Villas. Building 1 contains 2 units. DPW has determined that the proposed improvements do not constitute a substantial improvement. A summary of the calculations follows.

Market Value

There were no building permits approved for the structure within the past 10 years. Therefore, the market value used in the calculations is the current Replacement Cost New Less Depreciation (RCNLD) value for the structure as determined by County's Real Property Assessment Division. The 2018 RCNLD was determined to be \$754,400. If the owner chooses to dispute this value, then an appraisal of the structure must be provided at the owner's expense. The appraisal shall be prepared by a professional appraiser licensed in the State of Hawai'i and the market value shall be based on the "Cost Approach" (or Replacement Cost New Less Depreciation).

Nihi Kai Villas – Building 1
Shoreline Setback Application – Substantial Improvement Determination
September 10, 2018

COPY

Cost of Improvements

The total cost for the proposed roof replacement and building repair to Building 1 of the Nihi Kai Villas was taken from the cost estimate prepared by Bergeman Group that was submitted to the Engineering Division on June 21, 2018. The cost was estimated to be \$102,859.97.

Summary

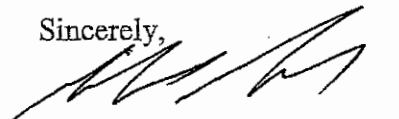
The cost of improvements compared to the market value is:

$$\frac{\text{Cost of Improvements (past 10 years): \$102,859.97}}{\text{Market Value (RCNLD): \$754,400}} = 0.1363 \text{ or } 13.6\%$$

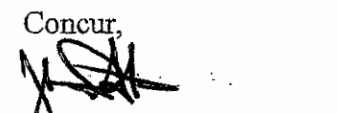
Since the total cost does not exceed 50% of the market value, the improvement is not considered to be substantial. Based on our records there were no other permits for the structure within the past ten years. However, if any unpermitted work has been done, or if there are modifications to this application, our determination shall be considered void and the structure must be re-evaluated.

If you have any questions or need additional information, contact Stanford Iwamoto at (808) 241-4896 or siwamoto@kauai.gov.

Sincerely,


MICHAEL MOULE, P.E.
Chief, Engineering Division

Concur,


LYLE TABATA
Acting County Engineer

Copy: Design and Permitting
Planning

Bernard P. Carvalho Jr.
Mayor



Lyle Tabata
Acting County Engineer



Wallace G. Rezentes Jr.
Managing Director

DEPARTMENT OF PUBLIC WORKS

County of Kaua'i, State of Hawai'i
4444 Rice Street, Suite 275, Lihu'e, Hawai'i 96766
TEL (808) 241-4992 FAX (808) 241-6604

September 10, 2018

Belles Graham Proudfoot Wilson & Chun, LLP
Watumull Plaza
4334 Rice St. Suite 202,
Lihu'e, HI 96766
Attn: Jonathan J. Chun

PW.06.18.103

Subject: SHORELINE SETBACK APPLICATION
SUBSTANTIAL IMPROVEMENT DETERMINATION
RE-ROOF AND REPAIR NIHI KAI VILLAS BLDG 2
TMK: (4) 2-8-019:022

Dear Mr. Chun,

The Kauai County Shoreline Setback and Coastal Protection Ordinance (Ordinance No. 979) Section 8-27.2 defines substantial improvement as "any cumulative series of repairs, reconstruction, improvements, or additions to a structure over a ten (10) year period, where the cumulative cost equals or exceeds fifty percent (50%) of the market value of the structure before the start of construction of the first improvement during that ten (10) year period. For the purposes of this definition, substantial improvement is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure."

The Department of Public Works (DPW) Engineering Division has reviewed the proposed roof replacement and building repair to Building 2 of the Nihi Kai Villas. Building 2 contains 4 units. DPW has determined that the proposed improvements do not constitute a substantial improvement. A summary of the calculations follows.

Market Value

There were no building permits approved for the structure within the past 10 years. Therefore, the market value used in the calculations is the current Replacement Cost New Less Depreciation (RCNLD) value for the structure as determined by County's Real Property Assessment Division. The 2018 RCNLD was determined to be \$1,038,400. If the owner chooses to dispute this value, then an appraisal of the structure must be provided at the owner's expense. The appraisal shall be prepared by a professional appraiser licensed in the State of Hawai'i and the market value shall be based on the "Cost Approach" (or Replacement Cost New Less Depreciation).

Nihi Kai Villas – Building 2
Shoreline Setback Application – Substantial Improvement Determination
September 10, 2018

COPY

Cost of Improvements

The total cost for the proposed roof replacement and building repair to Building 2 of the Nihi Kai Villas was taken from the cost estimate prepared by Bergeman Group that was submitted to the Engineering Division on June 21, 2018. The cost was estimated to be \$205,719.94.

Summary

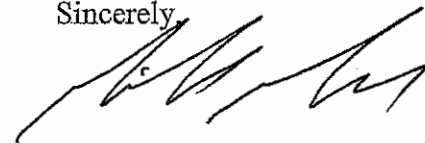
The cost of improvements compared to the market value is:

$$\frac{\text{Cost of Improvements (past 10 years): \$205,719.94}}{\text{Market Value (RCNLD): \$1,038,400}} = 0.198 \text{ or } 19.8\%$$

Since the total cost does not exceed 50% of the market value, the improvement is not considered to be substantial. Based on our records there were no other permits for the structure within the past ten years. However, if any unpermitted work has been done, or if there are modifications to this application, our determination shall be considered void and the structure must be re-evaluated.

If you have any questions or need additional information, contact Stanford Iwamoto at (808) 241-4896 or siwamoto@kauai.gov.

Sincerely,



MICHAEL MOULE, P.E.
Chief, Engineering Division

Concur,



LYLE TABATA
Acting County Engineer

Copy: Design and Permitting
Planning

Bernard P. Carvalho Jr.
Mayor



Lyle Tapata
Acting County Engineer



Wallace G. Rezentes Jr.
Managing Director

DEPARTMENT OF PUBLIC WORKS

County of Kauai, State of Hawaii

4444 Rice Street, Suite 275, Lihu'e, Hawaii 96766
TEL (808) 241-4992 FAX (808) 241-6604

September 10, 2018

Belles Graham Proudfoot Wilson & Chun, LLP
Watumull Plaza
4334 Rice St. Suite 202,
Lihu'e, HI 96766
Attn: Jonathan J. Chun

PW.06.18.103

Subject: SHORELINE SETBACK APPLICATION
SUBSTANTIAL IMPROVEMENT DETERMINATION
RE-ROOF AND REPAIR NIHI KAI VILLAS BLDG 3
TMK: (4) 2-8-019:022

Dear Mr. Chun,

The Kauai County Shoreline Setback and Coastal Protection Ordinance (Ordinance No. 979) Section 8-27.2 defines substantial improvement as "any cumulative series of repairs, reconstruction, improvements or additions to a structure over a ten (10) year period, where the cumulative cost equals or exceeds fifty percent (50%) of the market value of the structure before the start of construction of the first improvement during that ten (10) year period. For the purposes of this definition, substantial improvement is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure."

The Department of Public Works (DPW) Engineering Division has reviewed the proposed roof replacement and building repair to Building 3 of the Nihi Kai Villas. Building 3 contains 4 units. DPW has determined that the proposed improvements do not constitute a substantial improvement. A summary of the calculations follows.

Market Value

There were no building permits approved for the structure within the past 10 years. Therefore, the market value used in the calculations is the current Replacement Cost New Less Depreciation (RCNLD) value for the structure as determined by County's Real Property Assessment Division. The 2018 RCNLD was determined to be \$1,038,400. If the owner chooses to dispute this value, then an appraisal of the structure must be provided at the owner's expense. The appraisal shall be prepared by a professional appraiser licensed in the State of Hawaii and the market value shall be based on the "Cost Approach" (or Replacement Cost New Less Depreciation).

Nihi Kai Villas – Building 3
Shoreline Setback Application – Substantial Improvement Determination
September 10, 2018

COPY

Cost of Improvements

The total cost for the proposed roof replacement and building repair to Building 3 of the Nihi Kai Villas was taken from the cost estimate prepared by Bergeman Group that was submitted to the Engineering Division on June 21, 2018. The cost was estimated to be \$205,719.94.

Summary

The cost of improvements compared to the market value is:

$$\frac{\text{Cost of Improvements (past 10 years): \$205,719.94}}{\text{Market Value (RCNLD): \$1,038,400}} = 0.198 \text{ or } 19.8\%$$

Since the total cost does not exceed 50% of the market value, the improvement is not considered to be substantial. Based on our records there were no other permits for the structure within the past ten years. However, if any unpermitted work has been done, or if there are modifications to this application, our determination shall be considered void and the structure must be re-evaluated.

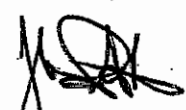
If you have any questions or need additional information, contact Stanford Iwamoto at (808) 241-4896 or siwamoto@kauai.gov.

Sincerely,



MICHAEL MOULE, P.E.
Chief, Engineering Division

Concur,



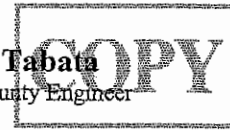
LYLE TABATA
Acting County Engineer

Copy: Design and Permitting
Planning

Bernard P. Carvalho Jr.
Mayor



Lyle Tabata
Acting County Engineer



Wallace G. Rezentes Jr.
Managing Director

DEPARTMENT OF PUBLIC WORKS

County of Kaua'i, State of Hawai'i

4444 Rice Street, Suite 275, Lihu'e, Hawai'i 96766
TEL (808) 241-4992 FAX (808) 241-6604

September 10, 2018

Belles Graham Proudfoot Wilson & Chun, LLP
Watumull Plaza
4334 Rice St. Suite 202,
Lihu'e, HI 96766
Attn: Jonathan J. Chun

PW.06.18.103

Subject: SHORELINE SETBACK APPLICATION
SUBSTANTIAL IMPROVEMENT DETERMINATION
RE-ROOF AND REPAIR NIHI KAI VILLAS BLDG 4
TMK: (4) 2-8-019:022

Dear Mr. Chun,

The Kauai County Shoreline Setback and Coastal Protection Ordinance (Ordinance No. 979) Section 8-27.2 defines substantial improvement as "any cumulative series of repairs, reconstruction, improvements, or additions to a structure over a ten (10) year period, where the cumulative cost equals or exceeds fifty percent (50%) of the market value of the structure before the start of construction of the first improvement during that ten (10) year period. For the purposes of this definition, substantial improvement is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure."

The Department of Public Works (DPW) Engineering Division has reviewed the proposed roof replacement and building repair to Building 4 of the Nihi Kai Villas. Building 4 contains 9 units. DPW has determined that the proposed improvements do not constitute a substantial improvement. A summary of the calculations follows.

Market Value

There were no building permits approved for the structure within the past 10 years. Therefore, the market value used in the calculations is the current Replacement Cost New Less Depreciation (RCNLD) value for the structure as determined by County's Real Property Assessment Division. The 2018 RCNLD was determined to be \$2,334,800. If the owner chooses to dispute this value, then an appraisal of the structure must be provided at the owner's expense. The appraisal shall be prepared by a professional appraiser licensed in the State of Hawai'i and the market value shall be based on the "Cost Approach" (or Replacement Cost New Less Depreciation).

COPY

Cost of Improvements

The total cost for the proposed roof replacement and building repair to Building 4 of the Nihi Kai Villas was taken from the cost estimate prepared by Bergeman Group that was submitted to the Engineering Division on June 21, 2018. The cost was estimated to be \$462,869.87.

Summary

The cost of improvements compared to the market value is:

$$\frac{\text{Cost of Improvements (past 10 years): \$462,869.87}}{\text{Market Value (RCNLD): \$2,334,800}} = 0.198 \text{ or } 19.8\%$$

Since the total cost does not exceed 50% of the market value, the improvement is not considered to be substantial. Based on our records there were no other permits for the structure within the past ten years. However, if any unpermitted work has been done, or if there are modifications to this application, our determination shall be considered void and the structure must be re-evaluated.

If you have any questions or need additional information, contact Stanford Iwamoto at (808) 241-4896 or siwamoto@kauai.gov.

Sincerely,



MICHAEL MOULE, P.E.
Chief, Engineering Division

Concur,



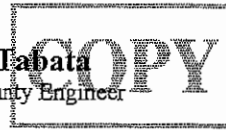
LYLE TABATA
Acting County Engineer

Copy: Design and Permitting
Planning

Bernard P. Carvalho Jr.
Mayor



Lyle Tabata
Acting County Engineer



Wallace G. Rezentes Jr.
Managing Director

DEPARTMENT OF PUBLIC WORKS

County of Kaua'i, State of Hawai'i

4444 Rice Street, Suite 275, Lihu'e, Hawai'i 96766

TEL (808) 241-4992 FAX (808) 241-6604

September 10, 2018

Belles Graham Proudfoot Wilson & Chun, LLP
Watumull Plaza
4334 Rice St. Suite 202,
Lihu'e, HI 96766
Attn: Jonathan J. Chun

PW.06.18.103

Subject: SHORELINE SETBACK APPLICATION
SUBSTANTIAL IMPROVEMENT DETERMINATION
RE-ROOF AND REPAIR NIHI KAI VILLAS BLDG 5
TMK: (4) 2-8-019:022

Dear Mr. Chun,

The Kauai County Shoreline Setback and Coastal Protection Ordinance (Ordinance No. 979) Section 8-27.2 defines substantial improvement as "any cumulative series of repairs, reconstruction, improvements, or additions to a structure over a ten (10) year period, where the cumulative cost equals or exceeds fifty percent (50%) of the market value of the structure before the start of construction of the first improvement during that ten (10) year period. For the purposes of this definition, substantial improvement is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure."

The Department of Public Works (DPW) Engineering Division has reviewed the proposed roof replacement and building repair to Building 5 of the Nihi Kai Villas. Building 5 contains 18 units. DPW has determined that the proposed improvements do not constitute a substantial improvement. A summary of the calculations follows.

Market Value

There were no building permits approved for the structure within the past 10 years. Therefore, the market value used in the calculations is the current Replacement Cost New Less Depreciation (RCNLD) value for the structure as determined by County's Real Property Assessment Division. The 2018 RCNLD was determined to be \$4,505,000. If the owner chooses to dispute this value, then an appraisal of the structure must be provided at the owner's expense. The appraisal shall be prepared by a professional appraiser licensed in the State of Hawai'i and the market value shall be based on the "Cost Approach" (or Replacement Cost New Less Depreciation).

Nihi Kai Villas - Building 5
Shoreline Setback Application - Substantial Improvement Determination
September 10, 2018

COPY

Cost of Improvements

The total cost for the proposed roof replacement and building repair to Building 5 of the Nihi Kai Villas was taken from the cost estimate prepared by Bergeman Group that was submitted to the Engineering Division on June 21, 2018. The cost was estimated to be \$925,739.74.

Summary

The cost of improvements compared to the market value is:

$$\frac{\text{Cost of Improvements (past 10 years): \$925,739.74}}{\text{Market Value (RCNLD): \$4,505,000}} = 0.205 \text{ or } 20.5\%$$

Since the total cost does not exceed 50% of the market value, the improvement is not considered to be substantial. Based on our records there were no other permits for the structure within the past ten years. However, if any unpermitted work has been done, or if there are modifications to this application, our determination shall be considered void and the structure must be re-evaluated.

If you have any questions or need additional information, contact Stanford Iwamoto at (808) 241-4896 or siwamoto@kauai.gov.

Sincerely,



MICHAEL MOULE, P.E.
Chief, Engineering Division

Concur,



LYLE TABATA
Acting County Engineer

Copy: Design and Permitting
Planning

Bernard P. Carvalho Jr.
Mayor



Lyle Tabata
Acting County Engineer



Wallace G. Rezentes Jr.
Managing Director

DEPARTMENT OF PUBLIC WORKS

County of Kaua'i, State of Hawai'i

4444 Rice Street, Suite 275, Lihu'e, Hawai'i 96766
TEL (808) 241-4992 FAX (808) 241-6604

September 10, 2018

Belles Graham Proudfoot Wilson & Chun, LLP
Watumull Plaza
4334 Rice St. Suite 202,
Lihu'e, HI 96766
Attn: Jonathan J. Chun

PW.06.18.103

Subject: SHORELINE SETBACK APPLICATION
SUBSTANTIAL IMPROVEMENT DETERMINATION
RE-ROOF AND REPAIR NIHI KAI VILLAS BLDG 6
TMK: (4) 2-8-019:022

Dear Mr. Chun,

The Kauai County Shoreline Setback and Coastal Protection Ordinance (Ordinance No. 979) Section 8-27.2 defines substantial improvement as "any cumulative series of repairs, reconstruction, improvements, or additions to a structure over a ten (10) year period, where the cumulative cost equals or exceeds fifty percent (50%) of the market value of the structure before the start of construction of the first improvement during that ten (10) year period. For the purposes of this definition, substantial improvement is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure."

The Department of Public Works (DPW) Engineering Division has reviewed the proposed roof replacement and building repair to Building 6 of the Nihi Kai Villas. Building 6 contains 4 units. DPW has determined that the proposed improvements do not constitute a substantial improvement. A summary of the calculations follows.

Market Value

There were no building permits approved for the structure within the past 10 years. Therefore, the market value used in the calculations is the current Replacement Cost New Less Depreciation (RCNLD) value for the structure as determined by County's Real Property Assessment Division. The 2018 RCNLD was determined to be \$1,038,400. If the owner chooses to dispute this value, then an appraisal of the structure must be provided at the owner's expense. The appraisal shall be prepared by a professional appraiser licensed in the State of Hawai'i and the market value shall be based on the "Cost Approach" (or Replacement Cost New Less Depreciation).

COPY

Cost of Improvements

The total cost for the proposed roof replacement and building repair to Building 6 of the Nihi Kai Villas was taken from the cost estimate prepared by Bergeman Group that was submitted to the Engineering Division on June 21, 2018. The cost was estimated to be \$205,719.94.

Summary

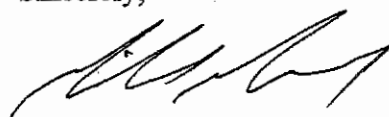
The cost of improvements compared to the market value is:

$$\frac{\text{Cost of Improvements (past 10 years): \$205,719.94}}{\text{Market Value (RCNLD): \$1,038,400}} = 0.198 \text{ or } 19.8\%$$

Since the total cost does not exceed 50% of the market value, the improvement is not considered to be substantial. Based on our records there were no other permits for the structure within the past ten years. However, if any unpermitted work has been done, or if there are modifications to this application, our determination shall be considered void and the structure must be re-evaluated.

If you have any questions or need additional information, contact Stanford Iwamoto at (808) 241-4896 or siwamoto@kauai.gov.

Sincerely,


MICHAEL MOULE, P.E.
Chief, Engineering Division

Concur,

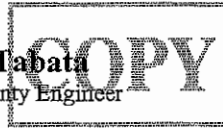

LYLE TABATA
Acting County Engineer

Copy: Design and Permitting
Planning

Bernard P. Carvalho Jr.
Mayor



Lyle Tabata
Acting County Engineer



Wallace G. Rezentes Jr.
Managing Director

DEPARTMENT OF PUBLIC WORKS
County of Kaua'i, State of Hawai'i
4444 Rice Street, Suite 275, Lihu'e, Hawai'i 96766
TEL (808) 241-4992 FAX (808) 241-6604

September 10, 2018

Belles Graham Proudfoot Wilson & Chun, LLP
Watumull Plaza
4334 Rice St. Suite 202,
Lihu'e, HI 96766
Attn: Jonathan J. Chun

PW.06.18.103

Subject: SHORELINE SETBACK APPLICATION
SUBSTANTIAL IMPROVEMENT DETERMINATION
RE-ROOF AND REPAIR NIHI KAI VILLAS BLDG 7
TMK: (4) 2-8-019:022

Dear Mr. Chun,

The Kauai County Shoreline Setback and Coastal Protection Ordinance (Ordinance No. 979) Section 8-27.2 defines substantial improvement as "any cumulative series of repairs, reconstruction, improvements, or additions to a structure over a ten (10) year period, where the cumulative cost equals or exceeds fifty percent (50%) of the market value of the structure before the start of construction of the first improvement during that ten (10) year period. For the purposes of this definition, substantial improvement is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure."

The Department of Public Works (DPW) Engineering Division has reviewed the proposed roof replacement and building repair to Building 7 of the Nihi Kai Villas. Building 7 contains 6 units. DPW has determined that the proposed improvements do not constitute a substantial improvement. A summary of the calculations follows.

Market Value

There were no building permits approved for the structure within the past 10 years. Therefore, the market value used in the calculations is the current Replacement Cost New Less Depreciation (RCNLD) value for the structure as determined by County's Real Property Assessment Division. The 2018 RCNLD was determined to be \$1,549,100. If the owner chooses to dispute this value, then an appraisal of the structure must be provided at the owner's expense. The appraisal shall be prepared by a professional appraiser licensed in the State of Hawai'i and the market value shall be based on the "Cost Approach" (or Replacement Cost New Less Depreciation).

COPY

Cost of Improvements

The total cost for the proposed roof replacement and building repair to Building 7 of the Nihi Kai Villas was taken from the cost estimate prepared by Bergeman Group that was submitted to the Engineering Division on June 21, 2018. The cost was estimated to be \$308,579.91.

Summary

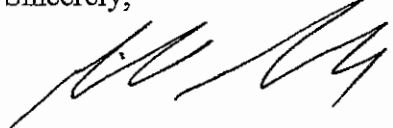
The cost of improvements compared to the market value is:

$$\frac{\text{Cost of Improvements (past 10 years): \$308,579.91}}{\text{Market Value (RCNLD): \$1,549,100}} = 0.199 \text{ or } 19.9\%$$

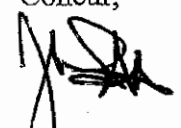
Since the total cost does not exceed 50% of the market value, the improvement is not considered to be substantial. Based on our records there were no other permits for the structure within the past ten years. However, if any unpermitted work has been done, or if there are modifications to this application, our determination shall be considered void and the structure must be re-evaluated.

If you have any questions or need additional information, contact Stanford Iwamoto at (808) 241-4896 or siwamoto@kauai.gov.

Sincerely,


MICHAEL MOULE, P.E.
Chief, Engineering Division

Concur,


IYLE TABATA
Acting County Engineer

Copy: Design and Permitting
Planning

Bernard P. Carvalho Jr.
Mayor



Lyle Tabata
Acting County Engineer



Wallace G. Rezentes Jr.
Managing Director

DEPARTMENT OF PUBLIC WORKS

County of Kaua'i, State of Hawai'i

4444 Rice Street, Suite 275, Lihue, Hawai'i 96766
TEL (808) 241-4992 FAX (808) 241-6604

September 10, 2018

Belles Graham Proudfoot Wilson & Chun, LLP
Watumull Plaza
4334 Rice St. Suite 202,
Lihue, HI 96766
Attn: Jonathan J. Chun

PW.06.18.103

Subject: SHORELINE SETBACK APPLICATION
SUBSTANTIAL IMPROVEMENT DETERMINATION
RE-ROOF AND REPAIR NIHI KAI VILLAS BLDG 8
TMK: (4) 2-8-019:022

Dear Mr. Chun,

The Kauai County Shoreline Setback and Coastal Protection Ordinance (Ordinance No. 979) Section 8-27.2 defines substantial improvement as "any cumulative series of repairs, reconstruction, improvements, or additions to a structure over a ten (10) year period, where the cumulative cost equals or exceeds fifty percent (50%) of the market value of the structure before the start of construction of the first improvement during that ten (10) year period. For the purposes of this definition, substantial improvement is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure."

The Department of Public Works (DPW) Engineering Division has reviewed the proposed roof replacement and building repair to Building 8 of the Nihi Kai Villas. Building 8 contains 23 units. DPW has determined that the proposed improvements do not constitute a substantial improvement. A summary of the calculations follows.

Market Value

There were no building permits approved for the structure within the past 10 years. Therefore, the market value used in the calculations is the current Replacement Cost New Less Depreciation (RCNLD) value for the structure as determined by County's Real Property Assessment Division. The 2018 RCNLD was determined to be \$5,611,600. If the owner chooses to dispute this value, then an appraisal of the structure must be provided at the owner's expense. The appraisal shall be prepared by a professional appraiser licensed in the State of Hawai'i and the market value shall be based on the "Cost Approach" (or Replacement Cost New Less Depreciation).



Cost of Improvements

The total cost for the proposed roof replacement and building repair to Building 8 of the Nihi Kai Villas was taken from the cost estimate prepared by Bergeman Group that was submitted to the Engineering Division on June 21, 2018. The cost was estimated to be \$1,182,889.67.

Summary

The cost of improvements compared to the market value is:

$$\frac{\text{Cost of Improvements (past 10 years): \$1,182,889.67}}{\text{Market Value (RCNLD): \$5,611,600}} = 0.211 \text{ or } 21.1\%$$

Since the total cost does not exceed 50% of the market value, the improvement is not considered to be substantial. Based on our records there were no other permits for the structure within the past ten years. However, if any unpermitted work has been done, or if there are modifications to this application, our determination shall be considered void and the structure must be re-evaluated.

If you have any questions or need additional information, contact Stanford Iwamoto at (808) 241-4896 or siwamoto@kauai.gov.

Sincerely,

MICHAEL MOULE, P.E.
Chief, Engineering Division

Concur,

LYTLE TABATA
Acting County Engineer

Copy: Design and Permitting
Planning

Bernard P. Carvalho Jr.
Mayor



Lyle Tabata
Acting County Engineer

Wallace G. Rezendes Jr.
Managing Director

County of Kauai
PLANNING DEPT.

DEPARTMENT OF PUBLIC WORKS

County of Kauai, State of Hawaii
4444 Rice Street, Suite 275, Lihue, Hawaii 96766
TEL (808) 241-4992 FAX (808) 241-6604

SEP -7 P2:23

July 25, 2018

RECEIVED

Association of Apartment Owners of Nihi Kai Villas
1870 Hoone Road
Koloa, HI 96756

PW.06.18.103

Subject: SHORELINE SETBACK APPLICATION
SUBSTANTIAL IMPROVEMENT DETERMINATION
RE-ROOF AND REPAIR NIHI KAI VILLAS BLDG 9 (POOL HOUSE)
TMK: (4) 2-8-019:022

The Kauai County Shoreline Setback and Coastal Protection Ordinance (Ordinance No. 979) Section 8-27.2 defines substantial improvement as "any cumulative series of repairs, reconstruction, improvements, or additions to a structure over a ten (10) year period, where the cumulative cost equals or exceeds fifty percent (50%) of the market value of the structure before the start of construction of the first improvement during that ten (10) year period. For the purposes of this definition, substantial improvement is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure."

The Department of Public Works (DPW) Engineering Division has reviewed the proposed roof replacement and building repair to Building 9 of the Nihi Kai Villas. Building 9 is the Pool House. DPW has determined that the proposed improvements do not constitute a substantial improvement. A summary of the calculations follows.

Market Value

There were no building permits approved for the structure within the past 10 years. Therefore, the market value used in the calculations is the estimate of value of \$130,000 from the Bergeman Group provided in the July 10, 2018 letter from Jonathan Chun, esq.

Cost of Improvements

The total cost for the proposed roof replacement and building repair to Building 9 of the Nihi Kai Villas was taken from the cost estimate prepared by Bergeman Group that was submitted to the Engineering Division on June 21, 2018. The cost was estimated to be \$14,589.

Nihi Kai Villas – Building 9
Shoreline Setback Application – Substantial Improvement Determination
July 25, 2018

Summary

The cost of improvements compared to the market value is:

$$\frac{\text{Cost of Improvements (past 10 years): \$14,589}}{\text{Market Value (RCNLD): \$130,000}} = 0.1122 \text{ or } 11.2\%$$


Since the total cost does not exceed 50% of the market value, the improvement is not considered to be substantial. Based on our records there were no other permits for the structure within the past ten years. However, if any unpermitted work has been done, or if there are modifications to this application, our determination shall be considered void and the structure must be re-evaluated.

If you have any questions or need additional information, contact Stanford Iwamoto at (808) 241-4896 or siwamoto@kauai.gov.

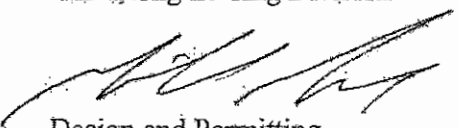
Sincerely,

MICHAEL MOULE, P.E.
Chief, Engineering Division

Concur,


KYLE TABATA
Acting County Engineer

Copy:


Design and Permitting
Planning

Belles Graham Proudfoot Wilson & Chun, LLP
Watumull Plaza 4334 Rice St, Suite 202, Lihue, HI 96766

Bernard P. Carvalho Jr.
Mayor



Lyle Tabata
Acting County Engineer

Wallace G. Rezentes Jr.
Managing Director

DEPARTMENT OF PUBLIC WORKS

County of Kauai, State of Hawaii

4444 Rice Street, Suite 275, Lihue, Hawaii 96766
TEL (808) 241-4992 FAX (808) 241-6604

July 25, 2018

Association of Apartment Owners of Nihi Kai Villas
1870 Hoone Road
Koloa, HI 96756

PW.06.18.103

Subject: SHORELINE SETBACK APPLICATION
SUBSTANTIAL IMPROVEMENT DETERMINATION
RE-ROOF AND REPAIR NIHI KAI VILLAS BLDG 10 (BBQ PAVILLION)
TMK: (4) 2-8-019:022

The Kauai County Shoreline Setback and Coastal Protection Ordinance (Ordinance No. 979) Section 8-27.2 defines substantial improvement as "any cumulative series of repairs, reconstruction, improvements, or additions to a structure over a ten (10) year period, where the cumulative cost equals or exceeds fifty percent (50%) of the market value of the structure before the start of construction of the first improvement during that ten (10) year period. For the purposes of this definition, substantial improvement is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure."

The Department of Public Works (DPW) Engineering Division has reviewed the proposed roof replacement and building repair to Building 10 of the Nihi Kai Villas. Building 10 is the BBQ Pavillion. DPW has determined that the proposed improvements do not constitute a substantial improvement. A summary of the calculations follows.

Market Value

There were no building permits approved for the structure within the past 10 years. Therefore, the market value used in the calculations is the estimate of value of \$30,000 from the Bergeman Group provided in the July 10, 2018 letter from Jonathan Chin, esq.

Cost of Improvements

The total cost for the proposed roof replacement and building repair to Building 10 of the Nihi Kai Villas was taken from the cost estimate prepared by Bergeman Group that was submitted to the Engineering Division on June 21, 2018. The cost was estimated to be \$10,400.

Nihi Kai Villas – Building 10
Shoreline Setback Application – Substantial Improvement Determination
July 25, 2018

Summary

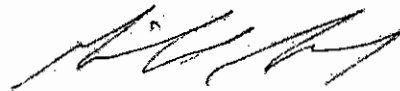
The cost of improvements compared to the market value is:

$$\frac{\text{Cost of Improvements (past 10 years): \$10,400}}{\text{Market Value (RCNLD): \$30,000}} = 0.3466 \text{ or } 34.7\%$$

Since the total cost does not exceed 50% of the market value, the improvement is not considered to be substantial. Based on our records there were no other permits for the structure within the past ten years. However, if any unpermitted work has been done, or if there are modifications to this application, our determination shall be considered void and the structure must be re-evaluated.

If you have any questions or need additional information, contact Stanford Iwamoto at (808) 241-4896 or siwamoto@kauai.gov.

Sincerely,



MICHAEL MOULE, P.E.
Chief, Engineering Division

Concur,



LYLE TABATA
Acting County Engineer

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Planning
Belles Graham Proudfoot Wilson & Chun, LLP
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